



## Sunrise

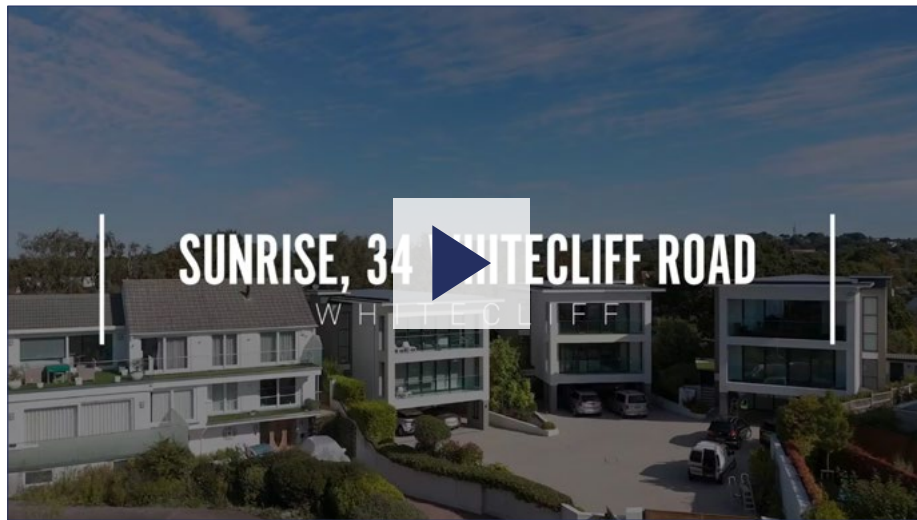
34 Whitecliff Road, Whitecliff, Poole, Dorset, BH14 8DX



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

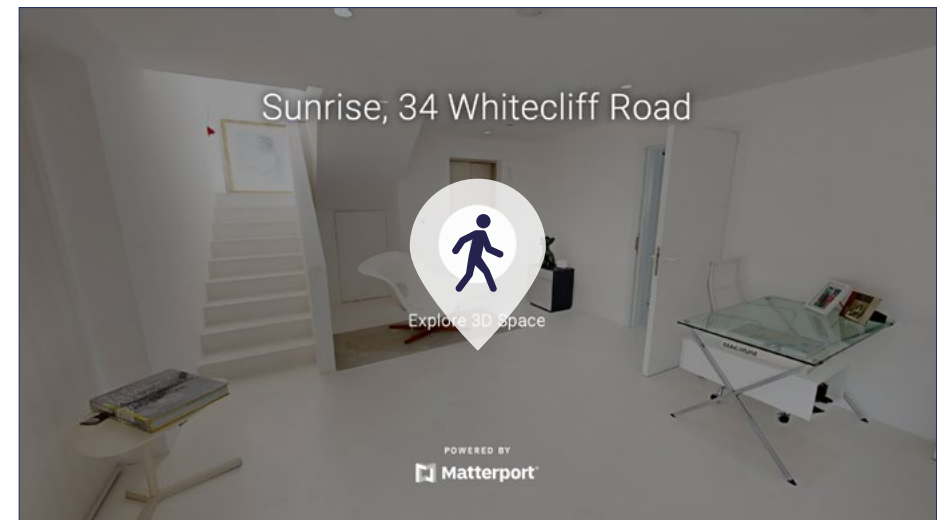
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**















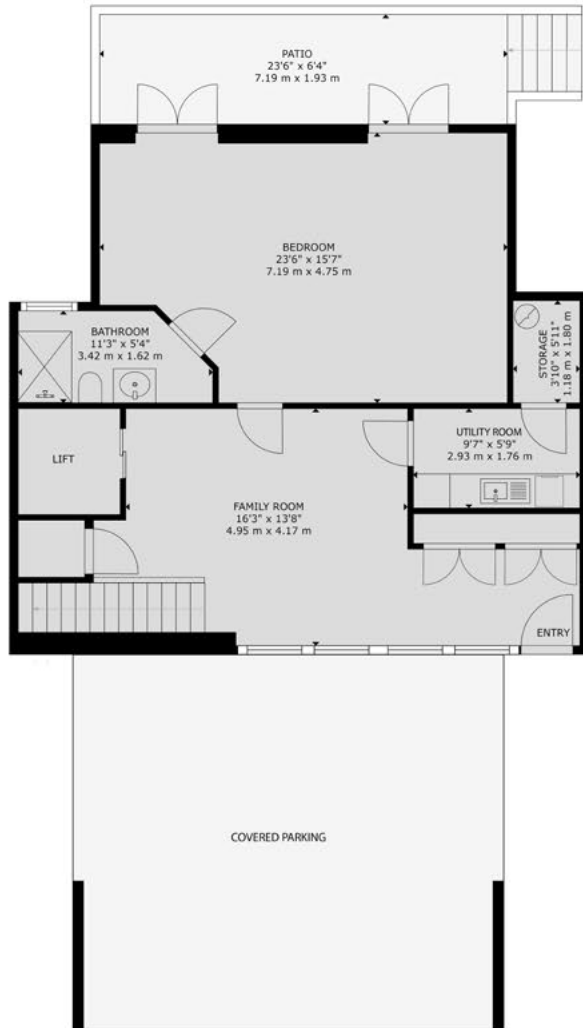




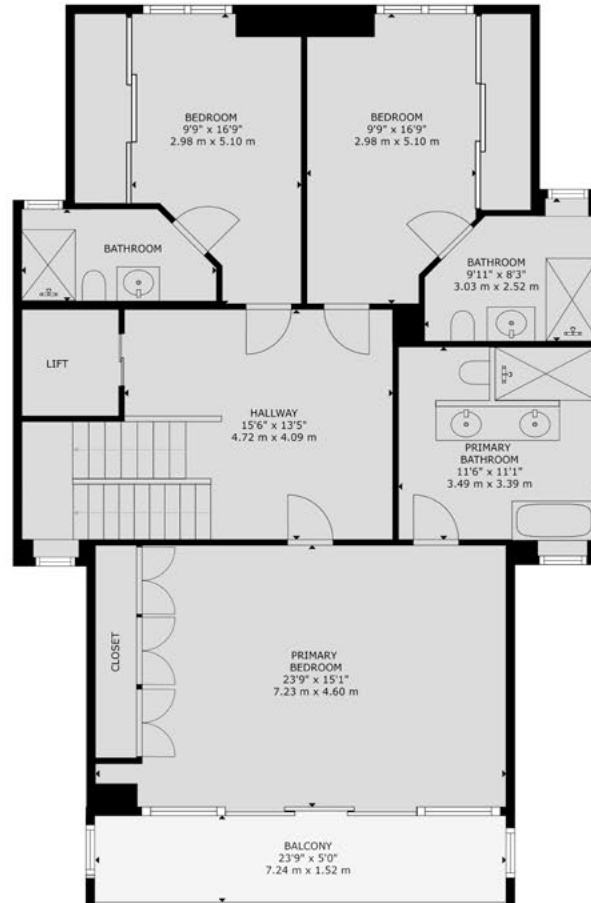




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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**GROSS INTERNAL AREA**  
 GROUND FLOOR: 882 sq. ft, 82 m<sup>2</sup>, FIRST FLOOR: 1,262 sq. ft, 117 m<sup>2</sup>, SECOND FLOOR: 1,215 sq. ft, 113 m<sup>2</sup>  
**TOTAL: 3,359 sq. ft, 312 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Summary

Sunrise is one of three stunning contemporary homes tucked away in an exclusive gated development overlooking Whitecliff Park and Poole Harbour beyond.

The built form extends to just over 3,350 square feet meaning there is space in abundance and the well planned accommodation is laid out over three floors, all of which are accessed via a private lift. There is a huge open plan living area on the top floor benefiting from harbour views which is zoned for kitchen, informal dining and relaxed living, that connects to a private sun balcony.

There are four bedrooms in total, each with dedicated en suite facilities, the most impressive of which is the primary bedroom on the first floor complete with its own full width sun balcony. The interior is super contemporary with an exceptional standard of finish. There is lots of white wall space which would make for a perfect setting for stunning artwork as well as a wonderful backdrop for contemporary classic and high design furniture. The high end specification includes programmable lighting and under floor heating and with amenities including a boat club and a waterside brasserie nearby this is the quintessential lifestyle home.

- Stunning lifestyle home
- Beautiful harbour views
- Part of a gated community
- Approximately 3,350 square feet
- Lift to all floors
- Four bedrooms, four bathrooms
- Cool & contemporary interior
- Opposite Whitecliff Park
- Convenient for boat club and nearby bistro
- Open plan living

## Details

**Guide Price:** £1,895,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

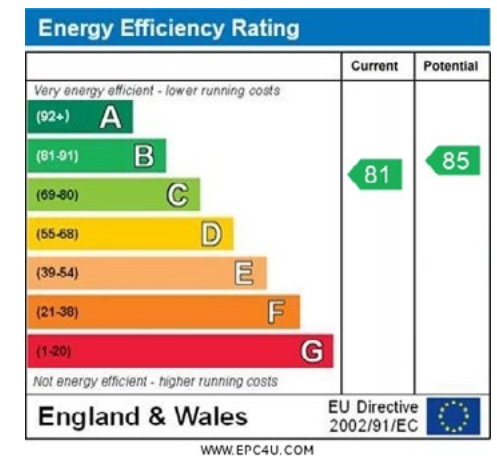
**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £138,650\*\*  
Additional Home £195,500\*\*  
\*\* based on guide price

**Council Tax:** Band G  
2024/2025 £3,579.59pa

**EPC:**





# LUXURY & PRESTIGE

Exclusive Properties



**Steve Isaacs**  
**Director**  
07970 878106  
steve@luxuryandprestige.co.uk



**Harriet Towing**  
**Head of Sales**  
07809 908718  
harriet@luxuryandprestige.co.uk



**Thomas Powner**  
**Residential Sales**  
07437 491094  
tom@luxuryandprestige.co.uk



**Asia Roberston**  
**Social Media Manager**  
07484 719645  
asia@luxuryandprestige.co.uk



**Valentina Morana**  
**Marketing Assistant**  
01202 007373  
valentina@luxuryandprestige.co.uk



**David Chissell**  
**Director**  
07795 835647  
david@luxuryandprestige.co.uk



**Adrianna Ciereszko**  
**Photographer / Marketing Manager**  
01202 007373  
adrianna@luxuryandprestige.co.uk



**Ryan Horan**  
**Land & New Homes**  
07512 196688  
ryan@luxuryandprestige.co.uk



**Jo Bound**  
**Search Agent**  
01202 007373  
jbound@luxuryandprestige.co.uk

## Get In Touch

**In Person:** 28A Haven Road  
Canford Cliffs  
Poole  
BH13 7LP

**By Phone:** 01202 007373

**By Email:** [info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)

**Online:** [www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

**Facebook:** [facebook.com/luxuryandprestige](https://facebook.com/luxuryandprestige)

**Instagram:** [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

**Property Ref:** 1006



### Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.