

Luxury+Prestige

PARCOMBE HOUSE

29 CLIFF DRIVE, CANFORD CLIFFS, POOLE, BH13 7JE























TAKE A STEP INSIDE



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

vimeo

Floorplan

Parcombe House, 21 Cliff Drive,
Canford Cliffs, Poole, BH13 7JE

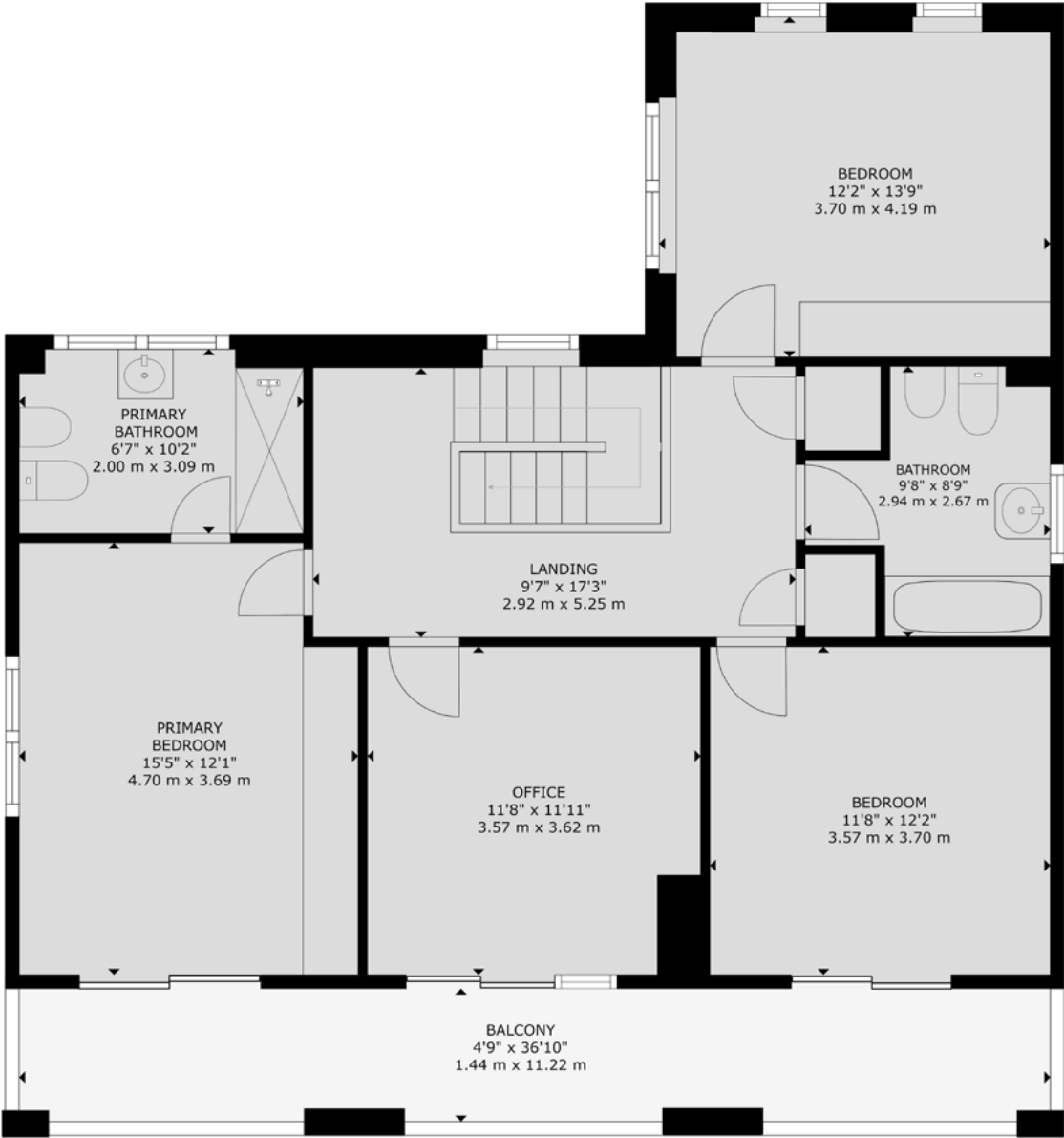
GROSS INTERNAL AREA

House:
Ground Floor: 1,005 sq. ft / 93 m²
First Floor: 995 sq. ft / 92 m²
Total: 2,000 sq. ft / 185 m²

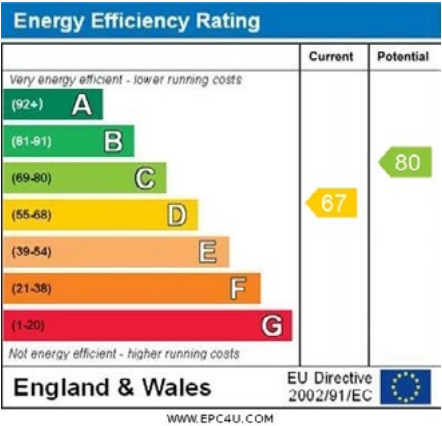
Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR



Summary

Parcombe House represents an exceptionally rare opportunity to acquire a freehold house on the most sought after stretch of Cliff Drive, overlooking Bournemouth Bay and benefitting from spectacular sea views.

It is located directly opposite a zig-zag connecting to arguably the areas most beautiful stretch of beach between Canford Cliffs Chine and Flaghead Chine. This is the first time it has been offered for sale having been constructed for the owner / occupiers approximately 40 years ago. No doubt it will appeal to anyone looking to benefit from its close proximity to the promenade but it is also convenient for the shopping parade at nearby Canford Cliffs Village. The accommodation extends to around 2,000 square feet laid out over just two floors including four bedrooms, two bathrooms, a choice of receptions plus a conservatory. On the first floor a private sun balcony offers the best vantage point and it spans the entire width of the property, shared by three of the bedrooms. Other amenities include covered parking a detached "garage" at the rear (which predates the current property) as well as front and rear gardens. This will have huge appeal to a wide range of potential purchasers who might simply update the original fabric of the building, but might also look to undertake a larger project, subject always to the necessary consents.

Details

Guide Price:	OIEO £2,000,000
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 £151,250** Additional Home £251,250** ** based on guide price, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band G 2024/2025 £3,579,59pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + First time ever for sale
- + Amazing clifftop location
- + Convenient for beaches
- + Level walk from shops & restaurants
- + Around 2,000 square feet over just two floors
- + Incredible sea views
- + Four bedrooms, two bathrooms
- + Good parking
- + Updating required
- + No forward chain

Our team



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