

Luxury+Prestige

PENTHOUSE HIGHWOOD

1 BESSBOROUGH ROAD, CANFORD CLIFFS, POOLE, BH13 7BL

HIGHWOOD
No 1





















TAKE A STEP INSIDE



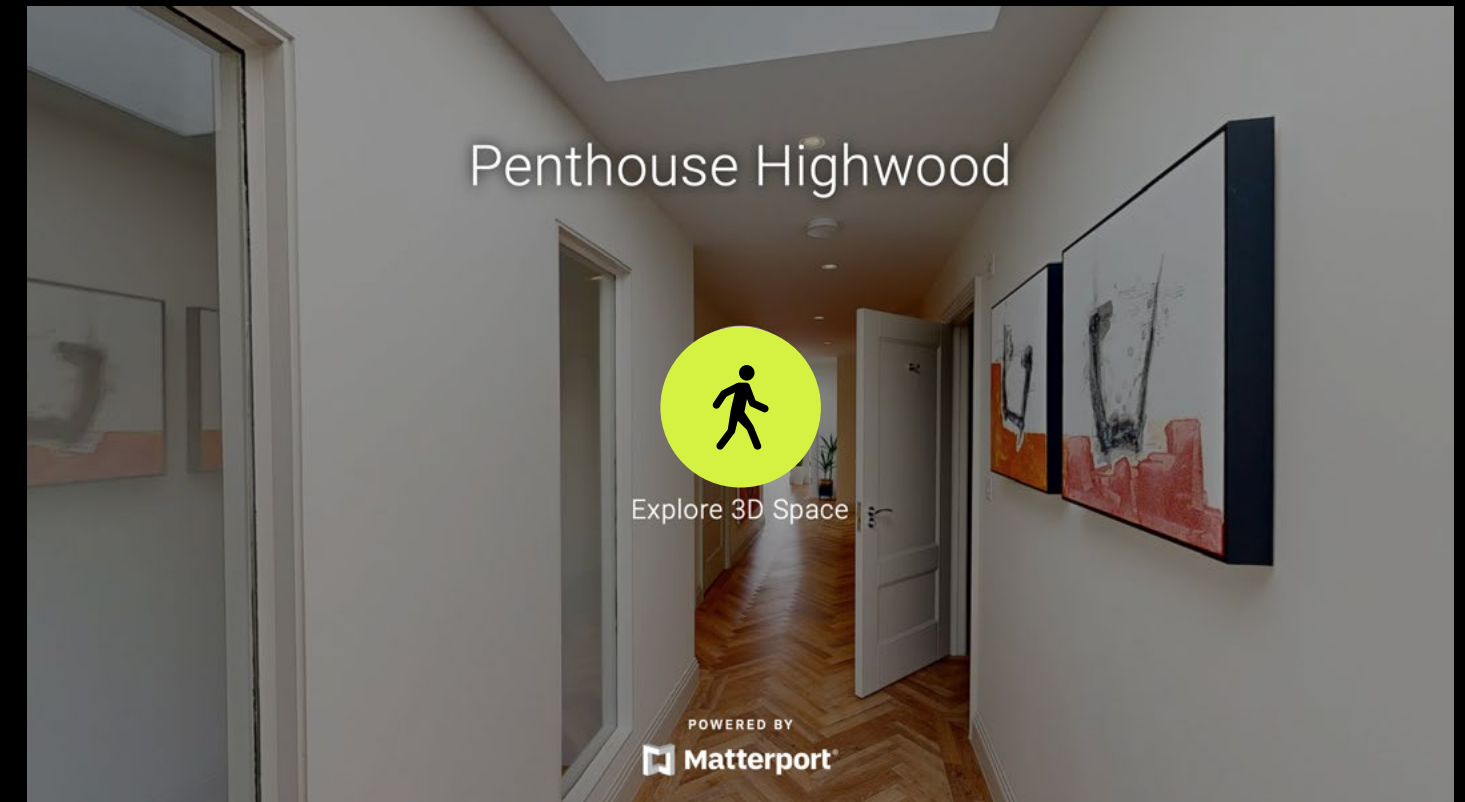
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

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 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™

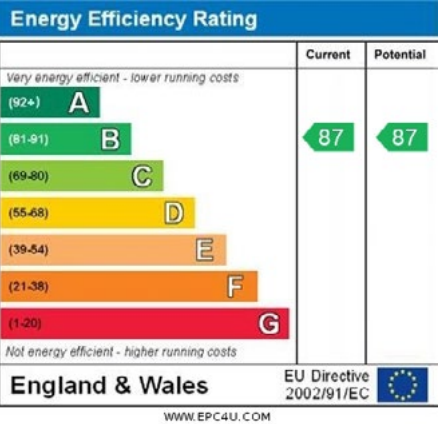
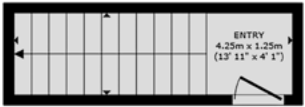
Floorplan

Penthouse Highwood,
1 Bessborough Road, Canford Cliffs,
Poole, BH13 7BL

GROSS INTERNAL AREA

Apartment:
Ground Floor: 57 sq. ft / 5 m²
First Floor: 2,675 sq. ft / 249 m²
Total: ,732 sq. ft / 254 m²

Sizes and dimensions are approximate, actual may vary.



Summary

One of the most recently constructed and beautifully appointed penthouses in Canford Cliffs, constructed by a renowned luxury house builder.

The well planned and extensive accommodation extends to around 2730 square feet and almost uniquely it boasts three private sun terraces. The main terrace is a wonderful outdoor living space connecting to 45' open plan lifestyle room which is zoned for kitchen / informal dining and sitting. The luxury kitchen is well equipped and it includes a full complement of integrated appliances, stone tops and a centre island complete with breakfast bar.

There are three generous double bedrooms, three bathrooms and a home office all presented in impeccable condition and the upgrades to the decorative finishes would grace any show home. Other luxuries include under floor central heating, air conditioning and there are two spaces with an EV charging point in the underground garage.

Naturally the penthouse benefits from secure but direct entry from the automatic passenger lift serving the block. Highwood is convenient for all of the amenities of Canford Cliffs be it the shopping parade in one direction or chines and beaches beyond in the other.

Details

Guide Price:	£1,895,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	999 years from 01/01/2022
Maintenance:	TBC
Ground Rent:	TBC* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £141,150** Additional Home £235,900** ** based on guide price, correct as at 21.05.25
Local Authority:	BCP Council
Council Tax:	Band H 2025/2026 £4,509.88pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Constructed in approximately 2021
- + Subject to various cosmetic upgrades
- + Views as a show home
- + In the heart of canford Cliffs
- + Over 2,700 square feet
- + Three impressive private terraces
- + Three bedrooms, three bathrooms
- + 45' lifestyle room
- + Direct lift entry
- + Two underground parking spaces

Our team



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