



ATHERTONS
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EST. 1985

53 Southbrook Close, Canford Heath, Poole, BH17 8BG

Guide Price **£275,000**

NO FORWARD CHAIN - Nestled at the end of a quiet cul-de-sac in the sought-after area of Canford Heath, this charming end-of-terrace family home offers well-presented accommodation throughout.

The property features a welcoming entrance hallway, a bright and spacious lounge, and a modern kitchen/breakfast room, perfect for everyday living and entertaining. Upstairs, you'll find two generously sized double bedrooms and a stylish, contemporary family bathroom. Additional benefits include double glazing and gas central heating for year-round comfort.

Externally, the home boasts a beautifully maintained, private south-facing garden, ideal for relaxing or entertaining, with convenient side access. A garage is located adjacent to the property, providing additional storage or parking.

Offered with **no onward chain**, this superb home is not to be missed.





Canford Heath is a large, family-friendly residential suburb located to the north of Poole, Dorset.

Known for its open green spaces and welcoming community atmosphere, the area offers a balanced lifestyle that blends suburban convenience with a unique natural setting. Developed primarily between the 1960s and 1980s, Canford Heath features a wide range of housing, from spacious detached homes to townhouses and modern apartments.

The area is popular with families, thanks to its good selection of local schools, shopping centres, medical facilities, and community services. One of Canford Heath's standout features is its proximity to the Canford Heath Nature Reserve—the largest lowland heath in the UK.

This protected landscape is a haven for wildlife, including rare species such as the Dartford warbler, sand lizard, and smooth snake. Walking trails and open areas offer residents and visitors a peaceful escape and a chance to enjoy Dorset's natural beauty right on their doorstep. With easy access to Poole's town centre, good transport links, and a strong sense of community, Canford Heath is a popular choice for those seeking a quieter pace of life without being far from urban amenities.

Council Tax band: B

Tenure: Freehold



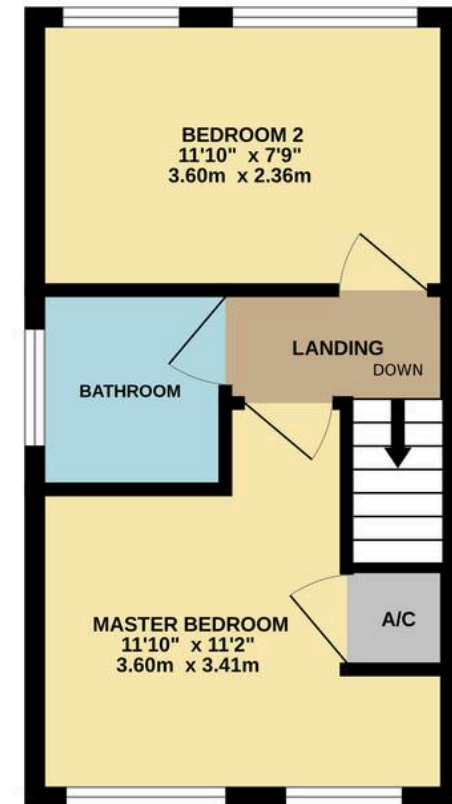




GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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