

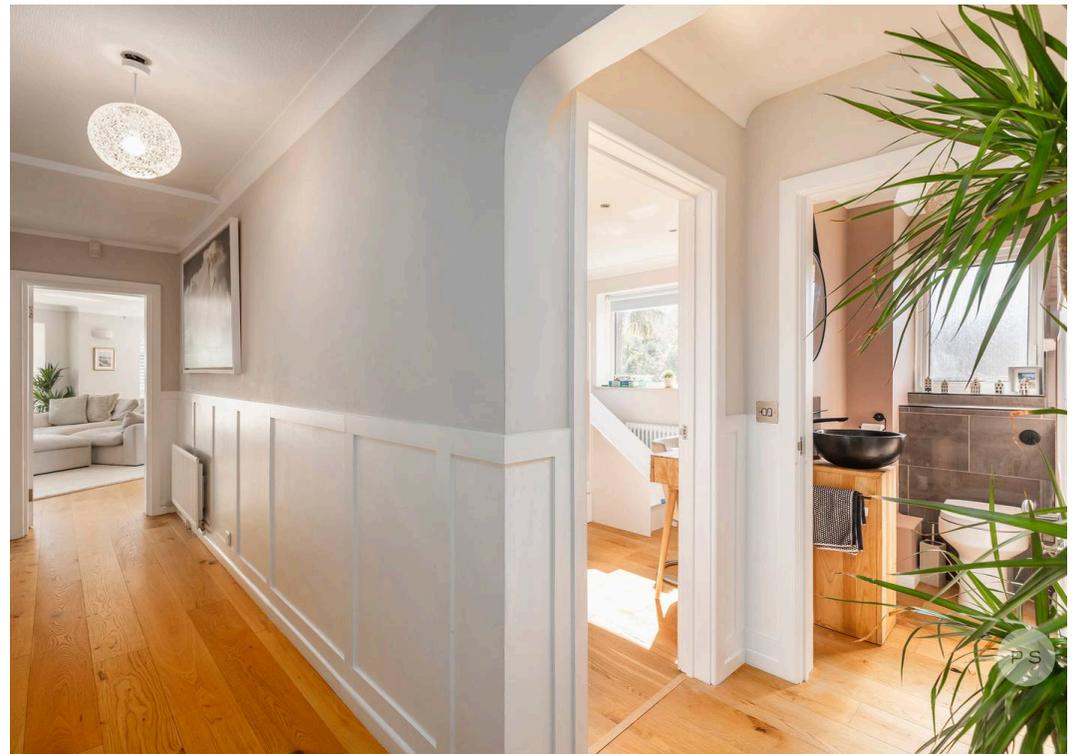
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Flat 1, Canford Court, 7 Cliff Drive, Canford Cliffs, Poole - BH13 7JD

Guide Price £850,000

PS



Flat 1 Canford Court

This outstanding three bedroom ground floor apartment has been extensively re designed by the present owners. Occupying an enviable cliff-top position, just a few steps from the award winning Canford Cliffs Beach in one of the most sought after coastal locations on the South Coast.

- Prime Cliff-top location with sea views
- Three double bedrooms
- Spacious open plan living
- Re designed by the present owners
- Principal bedroom with fitted wardrobes and luxury ensuite shower room
- Second bedroom with full en-suite bathroom
- Canford Cliffs village a short level walk
- Garage and off road parking
- Exceptional presentation through out
- No forward chain
- Internal floor area 1421 sq.ft
- Share of Freehold
- Service Charge: £3,500 pa
- Council Tax Band E: £2,756.03 pa



Designed with modern lifestyles in mind, the apartment offers a truly impressive open-plan living space that brings together a sleek kitchen, elegant dining area, and welcoming lounge. This effortless layout is perfect for both relaxed everyday living and sophisticated entertaining. French doors flood the space with natural light and lead onto a private patio and beautifully landscaped communal gardens, with panoramic sea views.

The principal bedroom suite is both spacious and thoughtfully appointed, with generous fitted wardrobes and a stylish en-suite shower room. The second double bedroom offers a similarly luxurious feel, complete with its own en-suite bathroom, ideal for visiting guests or family members. The third bedroom provides superb versatility, as a guest bedroom or work-from-home space.

Practical touches are seamlessly integrated, including a separate guest cloakroom, a utility cupboard for extra storage, and the rare convenience of a private garage along with off-road parking (available on a first-come, first-served basis). On-street parking is plentiful in the surrounding area, offering ease for visitors.

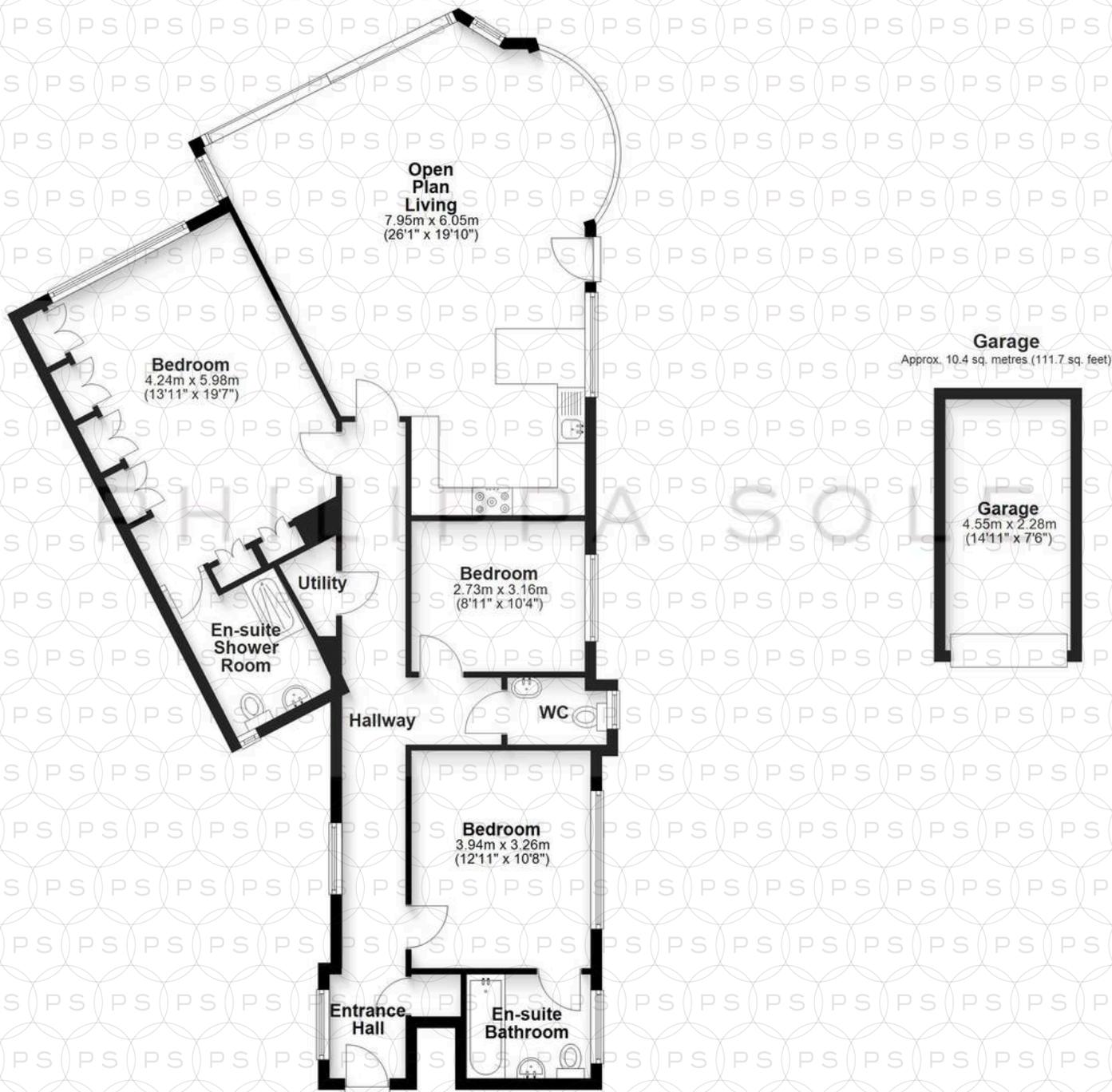
Location

Located in the heart of Canford Cliffs, this property combines the best of coastal living with superb access to local cafés, restaurants, boutique shops, and leisure facilities. With Sandbanks Beach, Parkstone Golf Club, and numerous parks and wellness studios nearby, it truly is a lifestyle opportunity not to be missed.



Ground Floor

Approx. 121.6 sq. metres (1309.3 sq. feet)



Open Plan Living

7.95m x 6.05m
(26'11" x 19'10")

Bedroom
4.24m x 5.98m
(13'11" x 19'7")

Utility

En-suite Shower Room

Hallway

WC

Bedroom
2.73m x 3.16m
(8'11" x 10'4")

Bedroom
3.94m x 3.26m
(12'11" x 10'8")

Entrance Hall

En-suite Bathroom

Garage

Approx. 10.4 sq. metres (111.7 sq. feet)

Garage

4.55m x 2.28m
(14'11" x 7'6")

Total area: approx. 132.0 sq. metres (1421.0 sq. feet)



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

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