



house & son

Chaddesley Glen

Poole, BH13 7PD

£450,000

- 50m to Poole Harbour
- 500m to Sandbanks Beach
- 1km to Canford Cliffs Village
- Amazing Views of Poole Harbour
- A Rare Property Opportunity
- Lifestyle & Location
- Vacant Possession
- No Forward Chain



HOUSE & SON

11 Hive Gardens, 69 Chaddesley Glen, Poole, BH13 7PD

Price: £450,000

2 Bedrooms | 1 Bathroom | Private Garage | South-Facing Terrace | Harbour Views

Offered for sale with House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

We are delighted to present this well-appointed purpose-built apartment, located within a private and secure gated development just 50 metres from the edge of Poole Harbour and only 500 metres from the award-winning beaches of Sandbanks. This rare opportunity lies in one of Dorset's most prestigious coastal locations.

The accommodation comprises a private entrance into a welcoming hallway, a modern fitted kitchen with integrated appliances, and a spacious living/dining room with patio doors opening onto a private south-facing terrace-perfect for relaxing or entertaining while enjoying panoramic views of Poole Harbour.

The master bedroom benefits from built-in floor-to-ceiling wardrobes and direct access to the terrace. A second bedroom and a modern bathroom complete the interior layout. The property further features gas central heating, UPVC double glazing, and a gas-fired combination boiler.

Externally, Hive Gardens offers well-maintained communal grounds, secure off-road parking, and a private garage. The development is professionally managed by Hive Gardens (Sandbanks) Limited, ensuring continued upkeep and peace

of mind for residents.

Location Highlights

50m to Poole Harbour

500m to Sandbanks Beach

1km to Canford Cliffs Village – home to a variety of bistros and restaurants

Close proximity to Rick Stein's renowned seafood restaurant and boutique bars in Sandbanks

Excellent travel links with direct train services from Poole to London Waterloo (approx. 2 hours) and Southampton Airport

This desirable apartment offers a rare combination of comfort, privacy, and convenience in one of the South Coast's most iconic settings.

Contact House & Son today to arrange your viewing or for further information.

ENTRANCE HALL

12' 5" x 2' 10" (3.78m x 0.86m)

KITCHEN

7' 10" x 5' 10" (2.39m x 1.78m)

LOUNGE

19' 4" x 11' 2" (5.89m x 3.4m)

BEDROOM ONE

15' 2 into door recess" x 9' 3 max" (4.62m x 2.82m)

BEDROOM TWO

10' 8" x 8' 3" (3.25m x 2.51m)

SOUTH-FACING SUN TERRACE

GARAGE

GATED COMMUNAL PARKING

TENURE

Leasehold - 999 years from 10th September 1958.

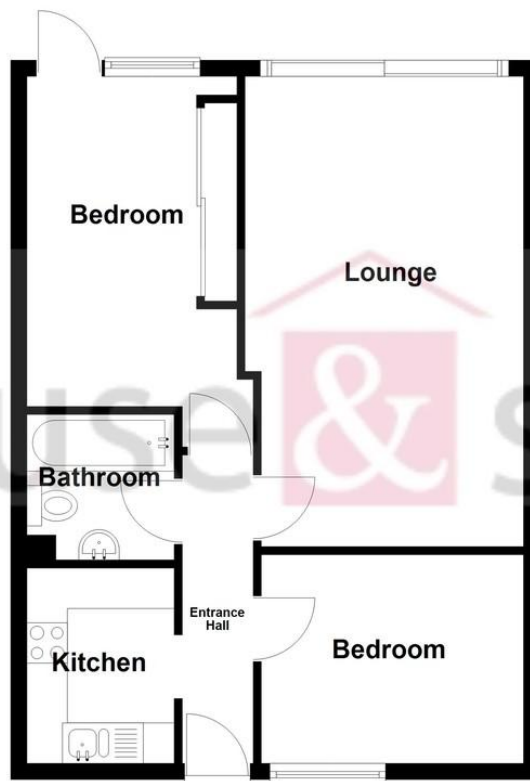
Service Charges - £850.00 PA

Ground Rent – 'zero'



Ground Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



Total area: approx. 53.0 sq. metres (570.3 sq. feet)

COUNCIL TAX BAND

Tax band E

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

English | [Contact](#)

Energy performance certificate (EPC)

11 New Gardens, 2nd, Bournemouth, Dorset, PO4 6LH, Bournemouth	Energy rating	Valid until	8 April 2025
	C	Certificate number	8025-6024-2400-6023-6026

Property type	Ground floor maisonette
Total floor area	53 square metres

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements