

Flat 2 The Hamptons

Lilliput Road | Canford CLiffs | Poole | BH14 8FG

£450,000

BEEZUMS

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- **EXCELLENT LOCATION**
- **MOMENTS FROM COMPTON ACRES**
- **SMALL GATED DEVELOPMENT**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **LARGE TERRACE**
- **WALKING DISTANCE TO BEACH**
- **SHARE OF FREEHOLD**
- **NO FORWARD CHAIN**

LARGE TERRACE A stylish ground floor apartment, close to the shops at CANFORD CLIFFS VILLAGE and AWARD WINNING BEACHES. Two double bedrooms, two bathrooms and secure underground parking, with lift to all floors.
PETS PERMITTED UNDER LICENCE

















The Hamptons is an exclusive development of just 12 apartments built in 2010, situated within easy walking distance of the beach and the local shops in Canford Cliffs Village.

Accessed via secure electric gates, Flat 2 is a spacious and well planned ground floor apartment. The accommodation features two double bedrooms (both with built-in wardrobes, including an en-suite to the main bedroom), a modern fitted kitchen with integrated appliances, a separate utility room, a generously sized lounge/diner, and a family bathroom.

Additional benefits include a large terrace perfect for entertaining, an underground parking space, and a cycle store. The development also offers beautifully maintained communal grounds and a lift serving all floors.

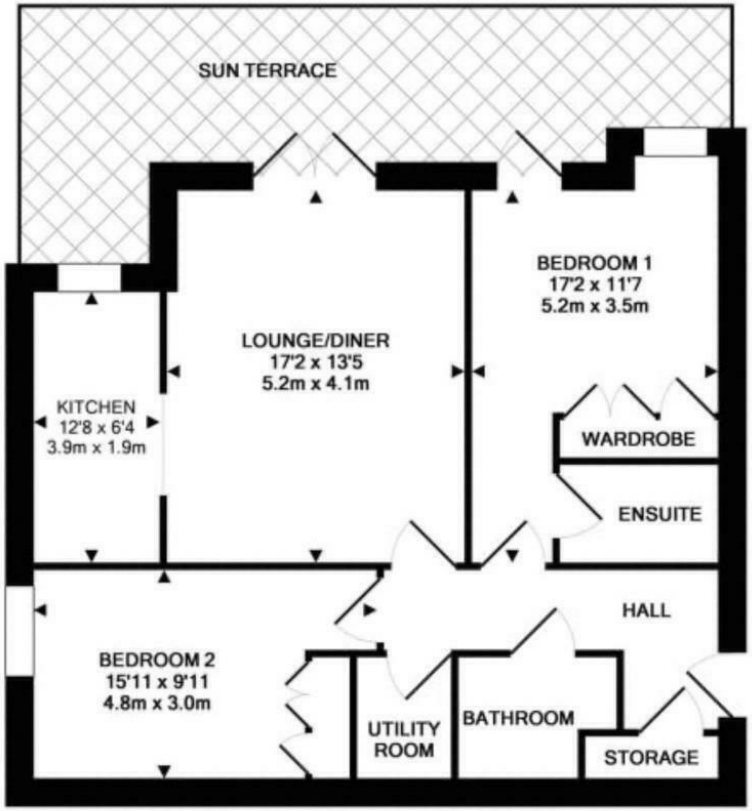
Canford Cliffs Village is renowned as one of the area's most prestigious and desirable coastal enclaves. The vibrant village centre boasts a curated selection of artisanal café bars, upscale restaurants, and boutique specialty shops. The local property landscape is diverse and highly sought-after, ranging from elegant luxury apartments to striking, contemporary cliff-top residences.

Perfectly positioned for an enviable coastal lifestyle, the world-famous Sandbanks Peninsula and Poole Harbour are just moments away, offering pristine sandy beaches, premier marinas, elite yacht clubs, and world-class water sports facilities. Golf enthusiasts will appreciate the 18-hole championship course at Parkstone Golf Club, located close by.

For more extensive retail and leisure amenities, the bustling town centre's of Poole and Bournemouth are easily accessible, sitting just two miles equidistant.







TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)

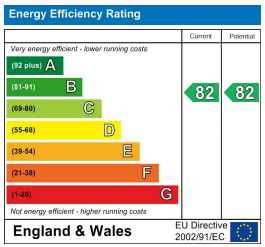
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band **F** EPC Rating **B**



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