



Delphina Chase 65 Haven Road, Poole BH13 7LH
Price Guide £485,000 Leasehold





Canford Cliffs

Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water-sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property Comprises

A well-maintained communal entrance with entry phone system provides access to the building, with both stairs and a passenger lift serving the apartment. Internally, a spacious reception hall with useful built-in storage leads through to the principal living accommodation. The generously proportioned sitting and dining room offers ample space for separate relaxation and dining areas, with double doors opening directly onto the private balcony. This creates a bright and versatile main living space suited to both everyday living and entertaining.

The separate fitted kitchen is well arranged with a comprehensive range of fitted units, work surfaces and integrated appliances, providing excellent storage and preparation space.

The principal bedroom is a well-proportioned double room benefiting from fitted wardrobes and its own en-suite shower room. The second bedroom is also a comfortable double, suitable for guests, family members or use as a home office. A separate family bathroom serves the remainder of the accommodation.

The apartment extends to approximately 1,098 sq. ft. and further benefits from underfloor gas-fired central heating, double-glazed windows and lift access.

A significant advantage of the property is the allocated parking space within the enclosed basement garage, together with a separate basement storage cupboard. Residents also have access to the established communal grounds.

Tenure: Leasehold (105 Years Remaining)

Ground Rent: £250

Service Charge: £2,700 p/a

Pets are allowed but with freeholder and residents consent.



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All room dimensions given above are approximate measurements
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