



NAIRN ROAD,
CANFORD CLIFFS











DETAILS

A lovely first-floor apartment of impressive proportions, set within an exclusive modern development of just five residences in the heart of Canford Cliffs.

The apartment opens into a generous hallway with fitted storage and a guest cloakroom. The lounge is bright and well proportioned, centred around a feature fireplace.

French doors lead onto a south-facing balcony with glass balustrades, providing a wonderful space for entertaining or soaking up some sunshine.

A separate dining room connects both to the sitting room and the kitchen/breakfast room, creating a practical layout for everyday living. The kitchen/breakfast room is fitted with a comprehensive range of units and integrated appliances. In addition, a separate utility room provides space for a washing machine and tumble dryer. There are three double bedrooms, each with fitted wardrobes. The principal bedroom benefits from an en-suite bathroom, while the remaining bedrooms are served by a family bathroom.

Compton Grove is set within landscaped communal grounds and offers secure underground parking for two vehicles, a private underground storage cupboard and additional visitor parking.

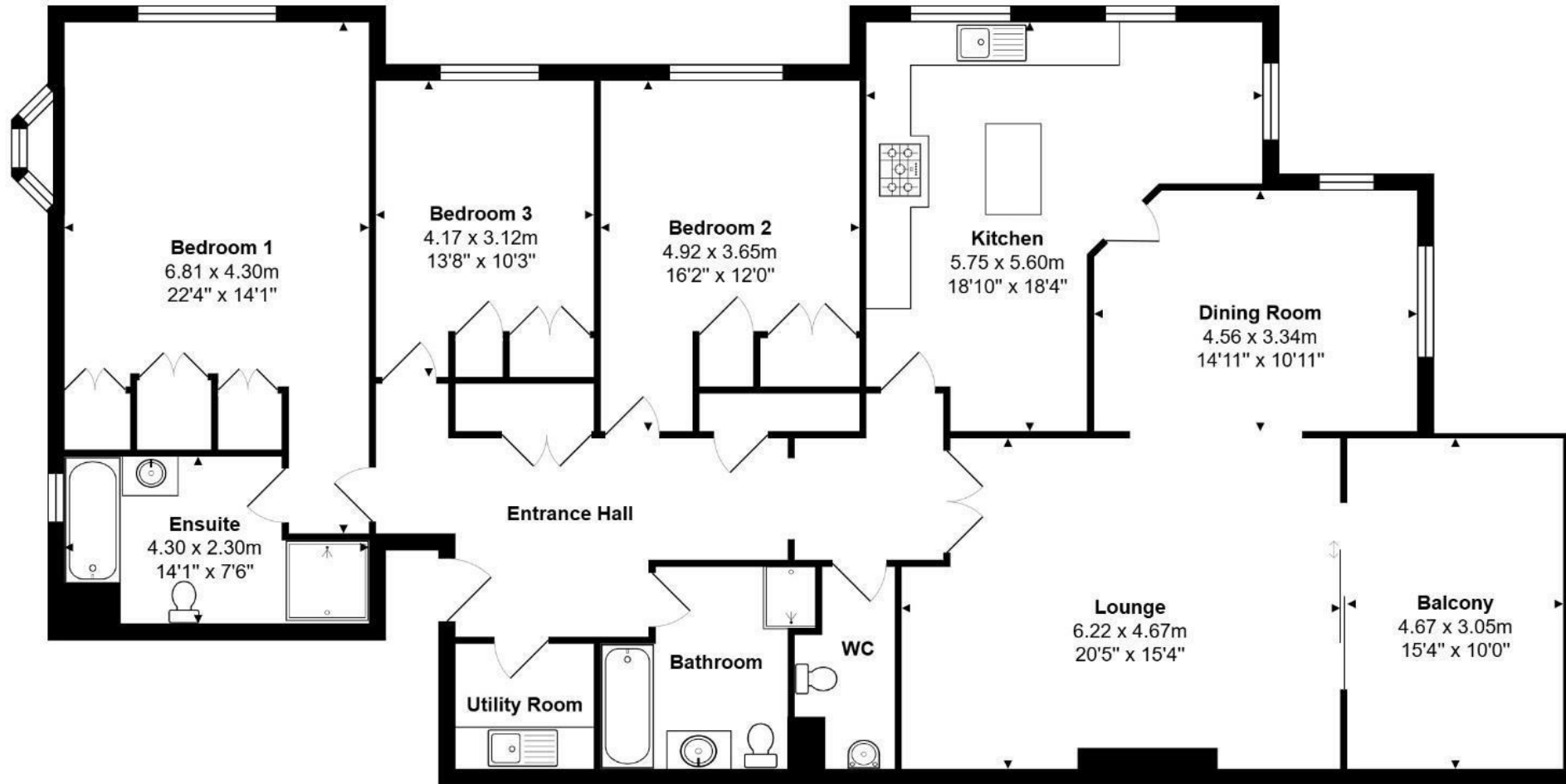
The apartment is within easy walking distance of the centre of Canford Cliffs, which offers a range of shops, cafés, and restaurants. The area is also known for its sandy beaches and coastal walks, making it a popular choice for both main residence and second home buyers.

AT A GLANCE

Offers in excess of:	£800,000
Tenure:	Leasehold - Share of Freehold
Stamp Duty:	£30,000 (Main Home)
Local Authority:	BCP Council
Council Tax:	£4,054.25 Band G

KEY FEATURES

- Approaching 2000 sq ft of accommodation
- Exclusive development of just five apartments
- Three double bedrooms, including principal with en suite
- South-facing balcony accessed from the sitting room
- Secure underground parking for two vehicles plus private store
- Walking distance to Canford Cliffs village and the beach
- Lift servicing all floors



Total Area: 179.7 m² ... 1934 ft²

All measurements are approximate and for display purposes only

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