

Luxury+Prestige

APT 1, LOST RINGS

9 CLIFF DRIVE, CANFORD CLIFFS, BH13 7JE































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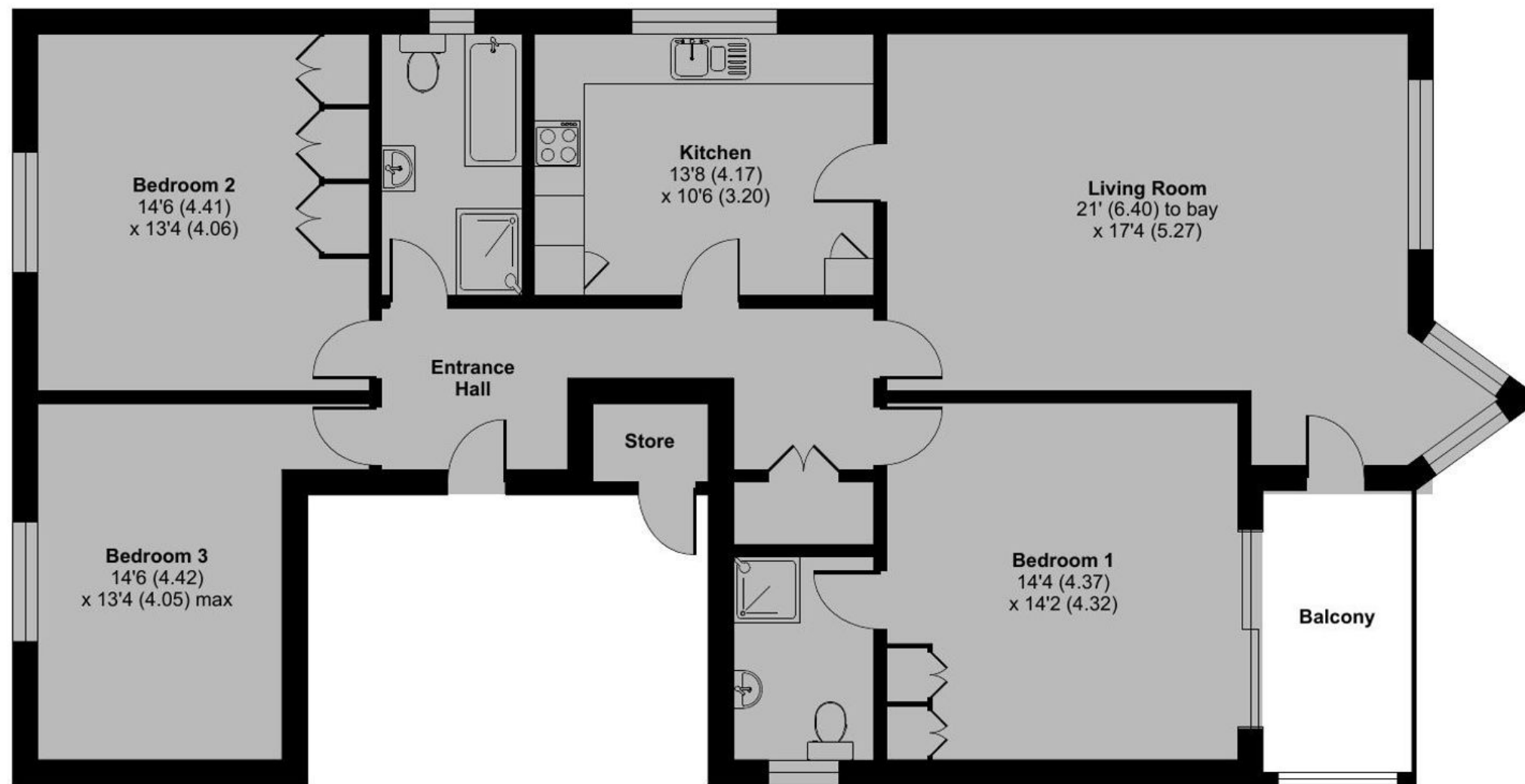


Floorplans

Lost Rings, 9 Cliff Drive, Poole, BH13 7JE

Approximate Area = 1301 sq ft / 120.8 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Luxury & Prestige Realty Limited. REF: 1508253

Summary

Positioned on prestigious Cliff Drive, Lost Rings is a spacious 1,300 sq ft ground floor apartment forming part of an exclusive development of just three properties. Offering attractive sea views and a private semi-enclosed terrace, the property is ideally placed for enjoying the coastal lifestyle, with the beach approximately 250 metres away via a nearby pathway.

Presented in good decorative order, the apartment features a generous living and dining room with door opening directly onto the terrace, creating an excellent space for entertaining and outdoor dining. The well-appointed kitchen includes fitted units, integrated appliances and ample storage.

There are three well-proportioned bedrooms, with fitted wardrobes to two, together with a family bathroom. Outside, the sheltered terrace provides a peaceful setting with sea views. The property also benefits from a garage and allocated parking space and the development is potentially pet friendly.

Canford Cliffs Village is within easy reach, offering cafés, restaurants, boutiques and everyday amenities, while nearby Poole Harbour provides excellent opportunities for sailing, paddleboarding and other watersports.

Details

Guide Price:	£795,000		
Tenure:	Leasehold & Share of Freehold		
Lease Length:	999 years from 29.9.1994		
Maintenance:	£1,800 pa		
Ground Rent:	N/A		
	Ground Rents can increase and advice should always be sought from your solicitor before exchange of contracts.		
Local Authority:	BCP Council		
Council Tax:	Band Band G		
	2026/2027	£3,999.98	
	** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains electricity, gas, water and drainage		
EPC:			

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Key Features

- + Prestigious Cliff Drive address
- + Ground Floor
- + Approx 1,300 sq ft
- + Great sea views
- + Private terrace
- + Exclusive development of three apartments
- + Three well-proportioned bedrooms
- + Garage
- + Approx 250m from the beach
- + Level walk to Canford Cliffs Village

Our Team



Steve Isaacs
Managing Director

07970 878106
steve@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Lead Photographer

07944 986977
adrianna@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Jane Honour
Administrator

01202 007373
jane@luxuryandprestige.com

Get in touch

In Person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By Phone:	01202 007373
By Email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	01M0FDYVG0YTB01JKW9XSDPNE7
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