



4a Newton Road, Canford Cliffs, Poole BH13 7EX
£3,250 Per Month





Key Drummond and proud to present this **DETACHED FAMILY HOME** on a **LEVEL WALK TO CANFORD CLIFFS** village. Located in a quiet premier road and less than 400M CANFORD CLIFFS CHINE. Includes **THREE BEDROOMS**, **TWO BATHROOMS** and **OPEN PLAN LIVING**. **NO FORWARD CHAIN**

- DETACHED FAMILY HOME
- QUIET ROAD
- TWO BATHROOMS
- CLOSE TO VILLAGE & BEACHES
- THREE DOUBLE BEDROOMS
- GENEROUS LIVING SPACES

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

An attractive 1930s detached character property set on a generous south-westerly facing plot. Situated in the very heart of Canford Cliffs village, and only a short level walk to all local amenities and just moments from the award winning sandy beaches.

The accommodation is arranged over two floors and is bright and spacious throughout extending to almost 1,500sqft of internal space.

The welcoming entrance hall offers access to all rooms on the ground floor; to include a generous dual aspect fully fitted kitchen/dining room with double doors on to the rear garden, a large separate lounge and modern shower room

On the first floor, there are three double bedrooms and family bathroom.

Externally, the driveway offers ample space for off road parking and allows access to all sides of the property. The level low maintenance rear garden is directly west facing with a large patio area, lawn and mature hedges making it an ideal space for outdoor entertaining.

Newton Road itself is extremely popular as it is remarkably quiet given its proximity to local amenities and benefits from having some of the areas finest properties.





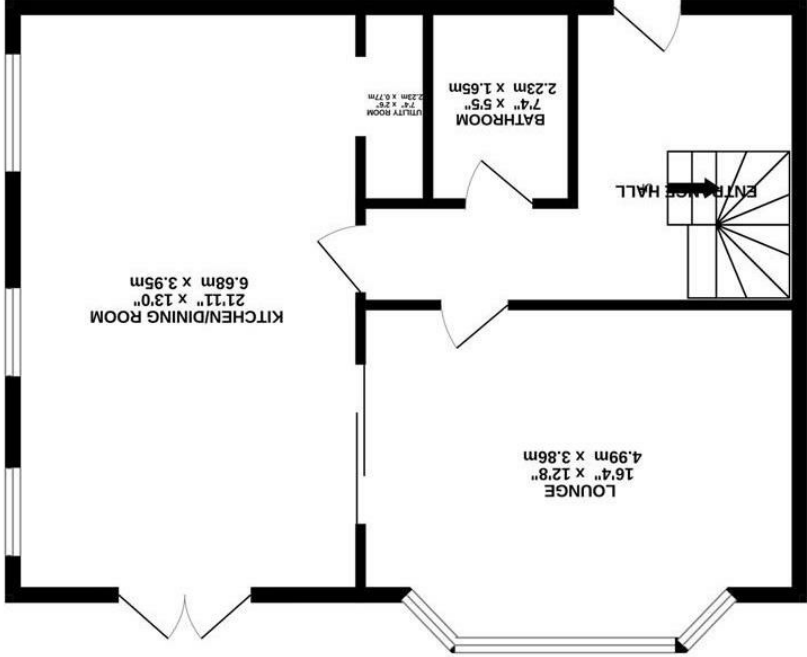
Key Drummond

Tel: 01202 700771

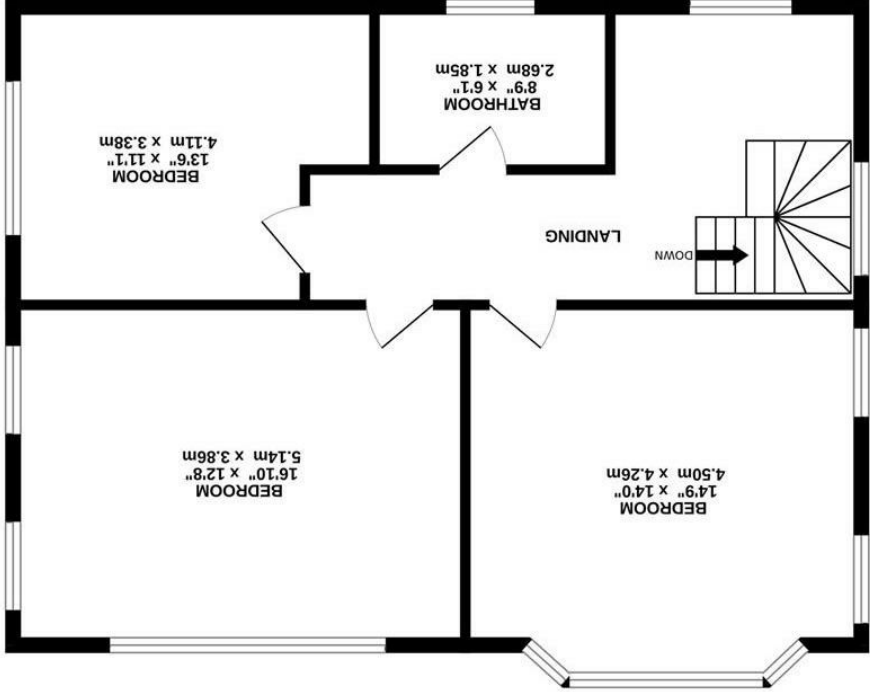
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GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

• Their accuracy is not guaranteed and neither Key Drummond or Estate Agents, nor the vendors accept any liability in respect of their contents.

• They do not constitute an offer of contract for sale.

• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Energy efficiency class - lower energy costs
	100-150 151-180 181-200 201-250 251-300 301-350 351-400 401-450 451-500 501-550 551-600 601-650 651-700 701-750 751-800 801-850 851-900 901-950 951-1000
	A B C D E F G
	Very energy efficient - lower running costs
	Climate
	Future

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Net environmental impact - lower CO ₂ emissions
	10-20 21-30 31-40 41-50 51-60 61-70 71-80 81-90 91-100 101-110 111-120 121-130 131-140 141-150 151-160 161-170 171-180 181-190 191-200 201-210 211-220 221-230 231-240 241-250 251-260 261-270 271-280 281-290 291-300 301-310 311-320 321-330 331-340 341-350 351-360 361-370 371-380 381-390 391-400 401-410 411-420 421-430 431-440 441-450 451-460 461-470 471-480 481-490 491-500 501-510 511-520 521-530 531-540 541-550 551-560 561-570 571-580 581-590 591-600 601-610 611-620 621-630 631-640 641-650 651-660 661-670 671-680 681-690 691-700 701-710 711-720 721-730 731-740 741-750 751-760 761-770 771-780 781-790 791-800 801-810 811-820 821-830 831-840 841-850 851-860 861-870 871-880 881-890 891-900 901-910 911-920 921-930 931-940 941-950 951-960 961-970 971-980 981-990 991-1000
	A B C D E F G
	Very environmentally friendly - lower CO ₂ emissions
	Climate
	Future