



Flat 9 Stoneleigh 17 Martello Road South, Canford Cliffs, Poole BH13 7HQ
£580,000 Share of Freehold





Spacious three-bedroom ground floor apartment in a prime Canford Cliffs location, offering generous living space, private patio and garage, moments from the village and beaches.

- GROUND FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- LARGE TERRACE AND COMMUNAL GARDEN AREA
- WELL PRESENTED THROUGHOUT
- ONLY A SHORT DISTANCE TO CANFORD CLIFFS
- SPACIOUS ACCOMMODATION

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

Situated on the sought-after Martello Road South in Stoneleigh, Canford Cliffs, this well-proportioned three-bedroom ground floor apartment offers generous lateral living in an exceptionally convenient coastal location. The property is accessed via a central entrance hall, leading through to a bright and spacious lounge which flows into a separate dining area – ideal for both everyday living and entertaining. The adjoining kitchen is well laid out with ample storage and workspace, positioned perfectly to serve the dining space.

There are three well-sized bedrooms, including a spacious principal bedroom with built-in storage and en-suite shower room. The remaining bedrooms are served by a modern shower room (previously a bath, which could be easily changed back to a bath which the present owners are considering),

Externally, the apartment benefits from a private patio area with direct access to the beautiful lawned garden, along with a separate basement garage providing secure parking or additional storage. There is a second allocated parking space directly outside the apartment and the possibility of a third informal parking space. Positioned just a short distance from Canford Cliffs Village, local amenities and the award-winning beaches, this property presents an excellent opportunity for downsizers, second-home buyers or those seeking a well-located coastal apartment.



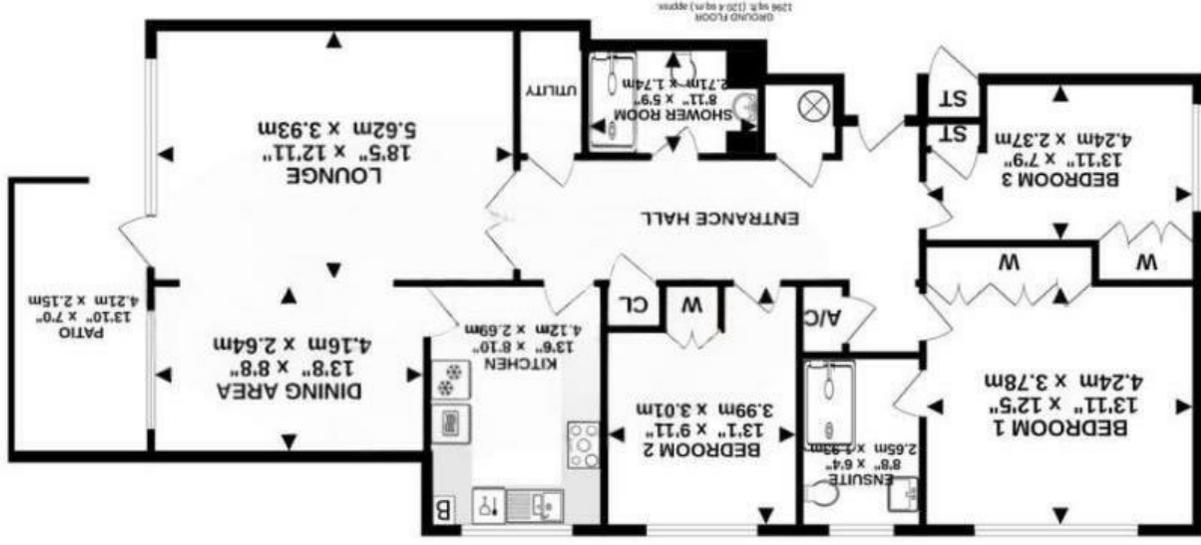


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1430 sq.ft (132.8 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

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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	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Not very energy efficient - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact - lower CO ₂ emissions	B
Decent environmental impact - lower CO ₂ emissions	C
Some environmental impact - lower CO ₂ emissions	D
Not very low environmental impact - higher CO ₂ emissions	E
High environmental impact - higher CO ₂ emissions	F
Very high environmental impact - higher CO ₂ emissions	G