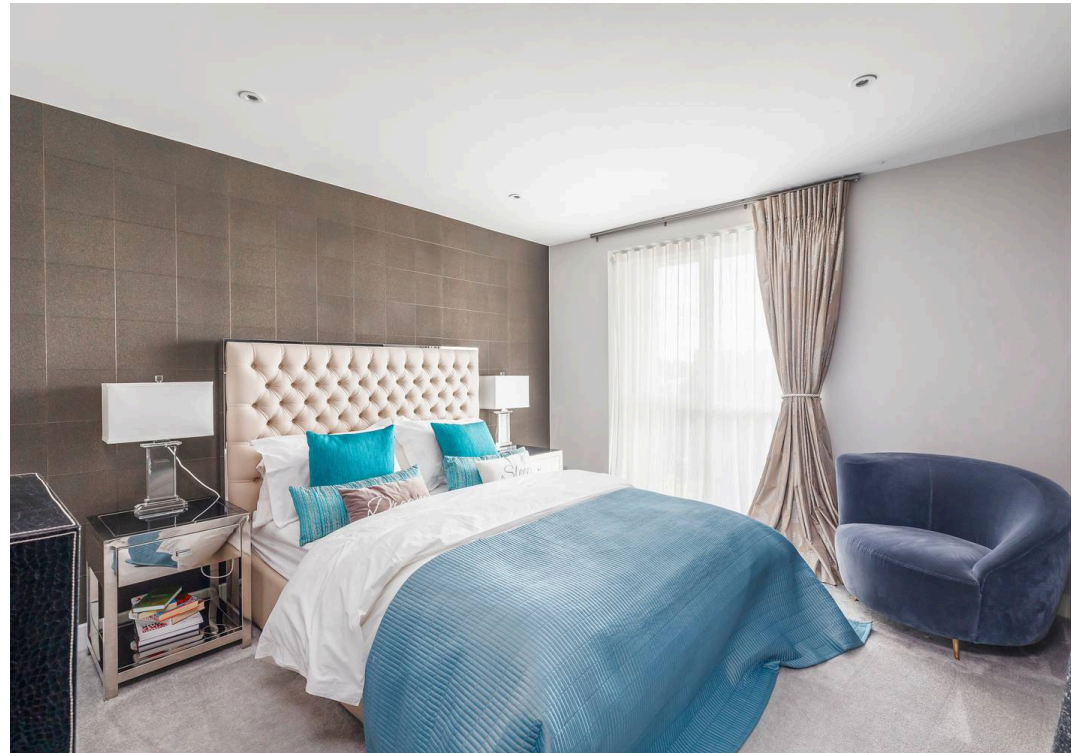


PS

Flat 11, 51 Haven Road, Canford Cliffs, Poole - BH13 7LH

£795,000



# Flat 11, 51 Haven Road

## Canford Cliffs

PET FRIENDLY | 500m TO BEACH | CONTEMPORARY | SPACIOUS BALCONY | TOP FLOOR | LIFT | OPEN PLAN LIVING | THREE DOUBLE BEDROOMS | TWO BATHROOMS | UNDERGROUND PARKING | STORAGE CAGE | CANFORD CLIFFS VILLAGE |

A modern, contemporary top floor apartment, presented in excellent condition. Currently used as a second home. Comprising of three double bedrooms, two bathrooms and is ideally situated close to the ever popular village of Canford Cliffs with its array of amenities, and easy access to award winning blue flag sandy beaches. Close by is Poole Harbour for the water sports enthusiast.

- Approx. 500m to Blue Flag Sandy Beaches
- Pets Allowed on Licence
- Secure Underground Parking & Storage Cage
- Spacious Balcony Overlooking Pretty Communal Gardens
- Lift & Stairs
- 3 Double Bedrooms & 2 Bath / Shower Rooms
- Contemporary Open-Plan Living
- Floor Area: 1,156 sq.ft
- EPC Rating: B
- Council Tax Band G: £3,999.98
- Service Charge £3738.54 pa (well maintained by management company)
- Share of Freehold

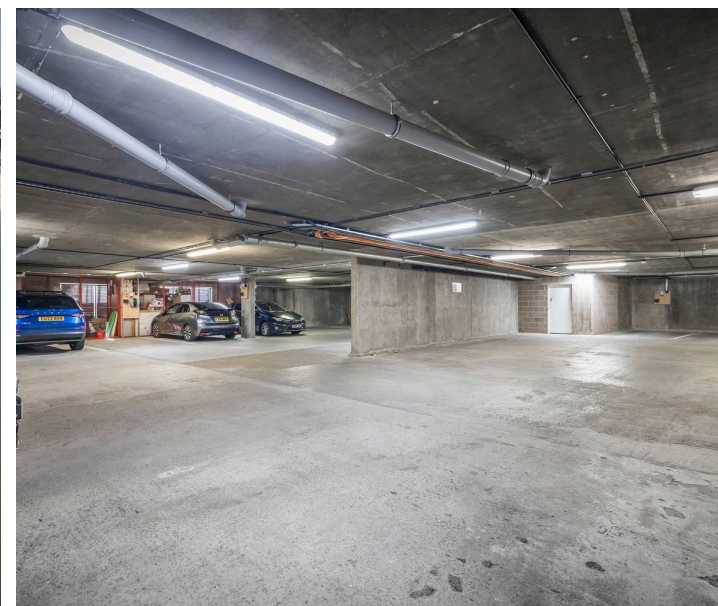


This stunning top-floor contemporary apartment epitomises luxury living, meticulously presented in immaculate condition and designed for seamless, sociable open-plan living. Boasting a generous 1,156 sq. ft. of living space, it features three spacious double bedrooms and two elegant, spa-like bathrooms. Underfloor heating runs throughout the apartment, ensuring a warm and inviting atmosphere year-round. Step out onto the expansive private balcony and indulge in the tranquil, sylvan views of the impeccably landscaped communal gardens, a perfect retreat for unwinding or entertaining. The apartment offers unparalleled convenience with a lift servicing all floors, including access to the secure basement where a dedicated parking space and private storage cage provide peace of mind.

#### LOCATION:

Set in a highly sought-after location, this exquisite apartment offers both privacy and convenience. A private gated entrance provides direct pedestrian access to the charming Canford Cliffs village, allowing residents to avoid main roads entirely. Just 500 meters away, the award-winning Blue Flag sandy beaches offer a serene coastal retreat, while Poole Harbour, located only 0.5 miles away, presents a haven for water sports enthusiasts. Whether as an elegant primary residence or a luxurious second home, this property seamlessly blends style, comfort and accessibility in a premier seaside setting.

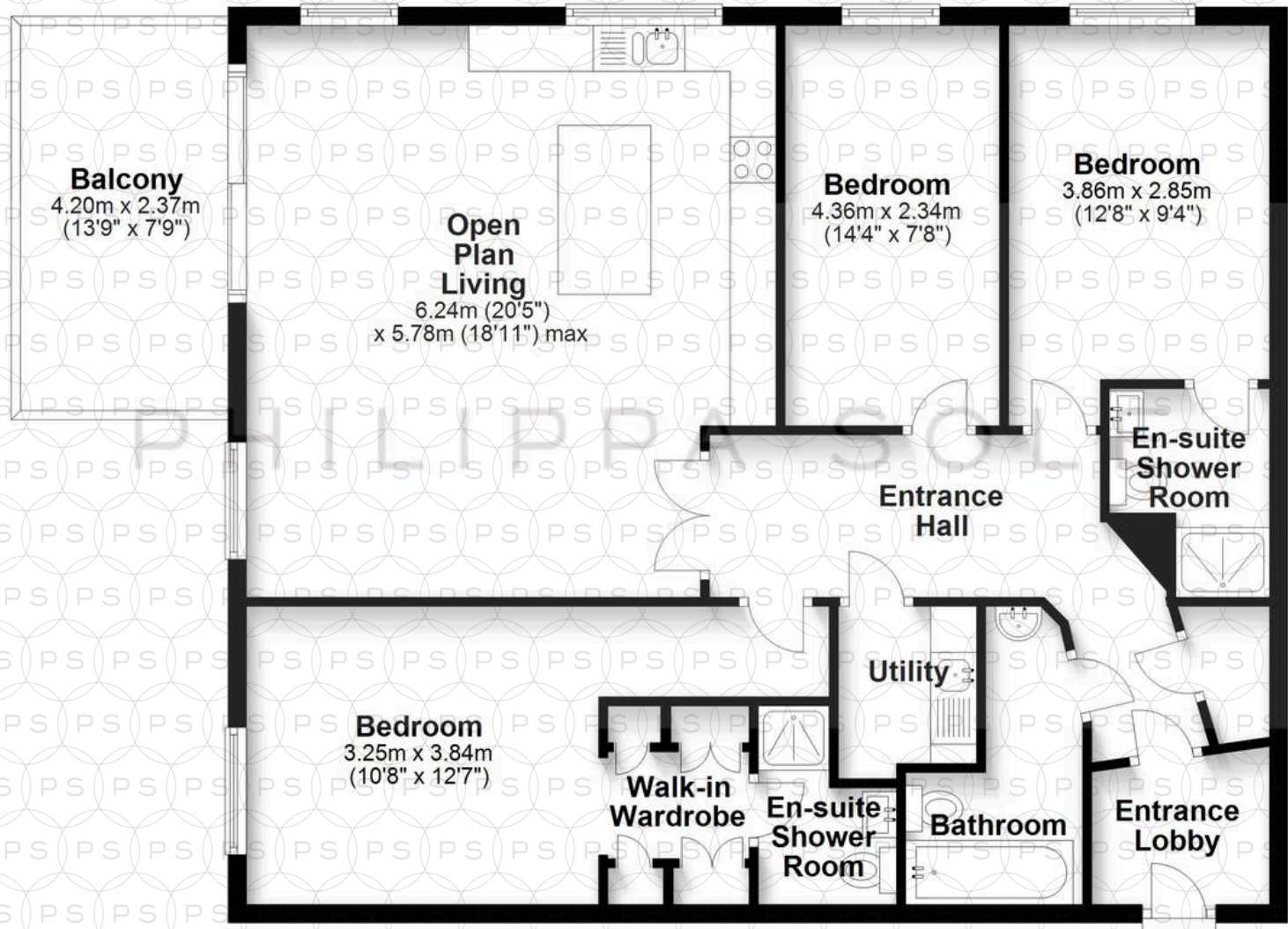
Beyond its idyllic coastal surroundings, this apartment is perfectly positioned for exceptional dining experiences. Canford Cliffs Village features plenty of inviting restaurants and cafés including The Cliff or The Canford; a little further is The Jazz Café and Rockwater for relaxed beachside brunch. For an even broader selection, Poole and Bournemouth, both just 4 miles away, offer a dynamic restaurant scene with the renowned waterfront dining at Rick Stein Sandbanks, Shell Bay Restaurant and The Pig on the Beach. Whether you seek contemporary cuisine, fresh seafood or international flavours, this location places you within easy reach of some of the finest dining establishments, perfect for both everyday indulgence and special occasions.





# Penthouse

Main area: approx. 107.5 sq. metres (1156.8 sq. feet)  
Plus balconies, approx. 9.9 sq. metres (107.0 sq. feet)



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Plus balconies, approx. 9.9 sq. metres (107.0 sq. feet)

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Plan produced using PlanUp



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