

Luxury+Prestige

8 ST CLAIR ROAD

CANFORD CLIFFS, POOLE, BH13 7JR





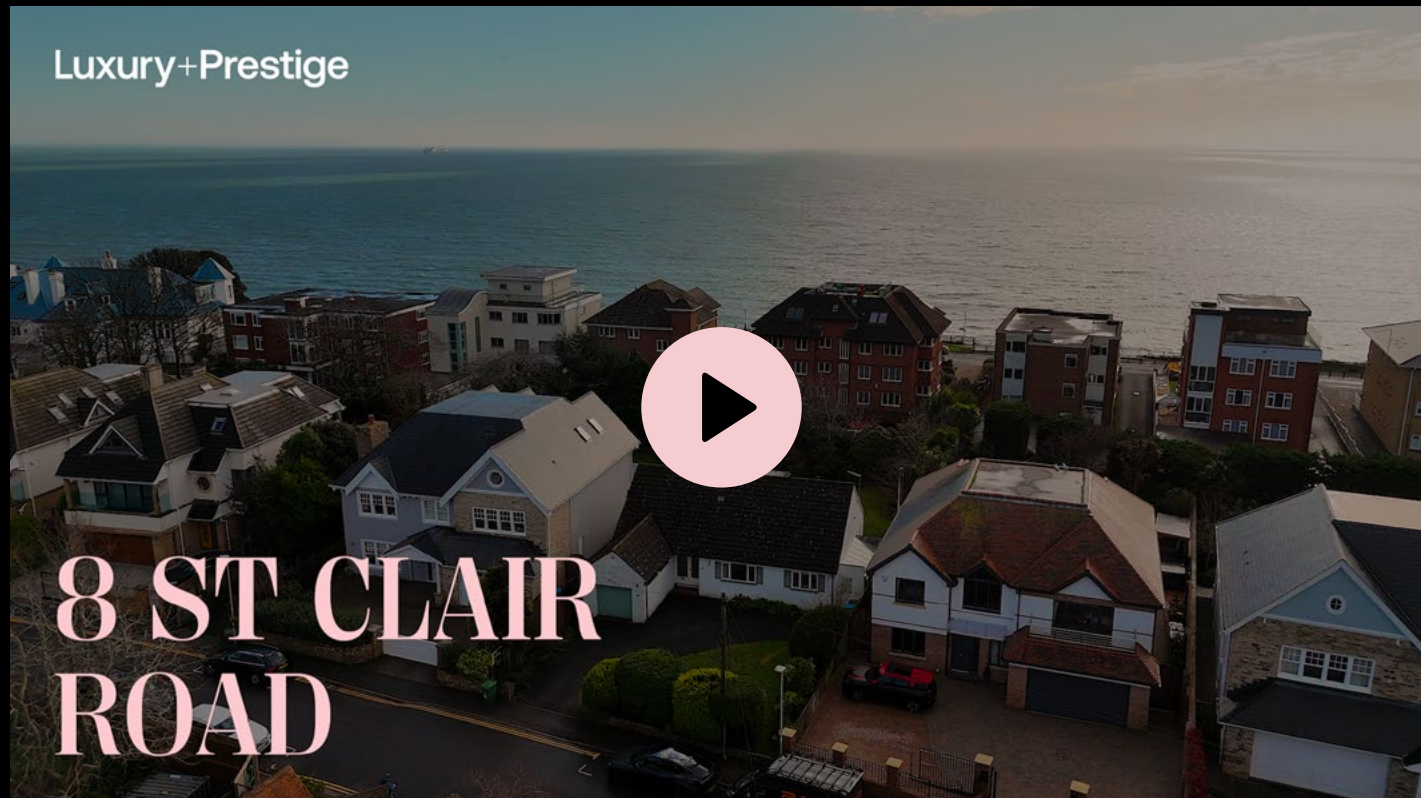








TAKE A STEP INSIDE



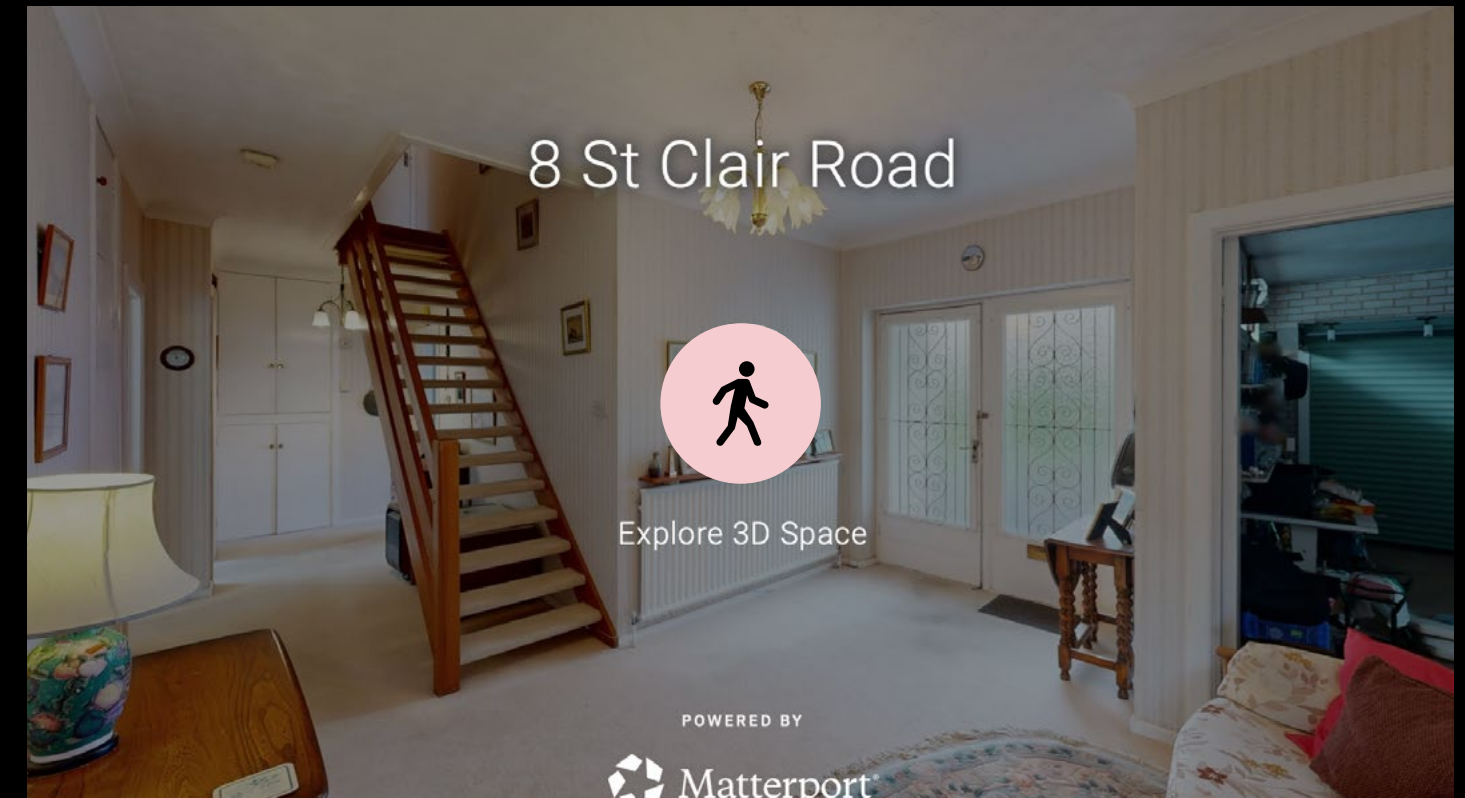
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™

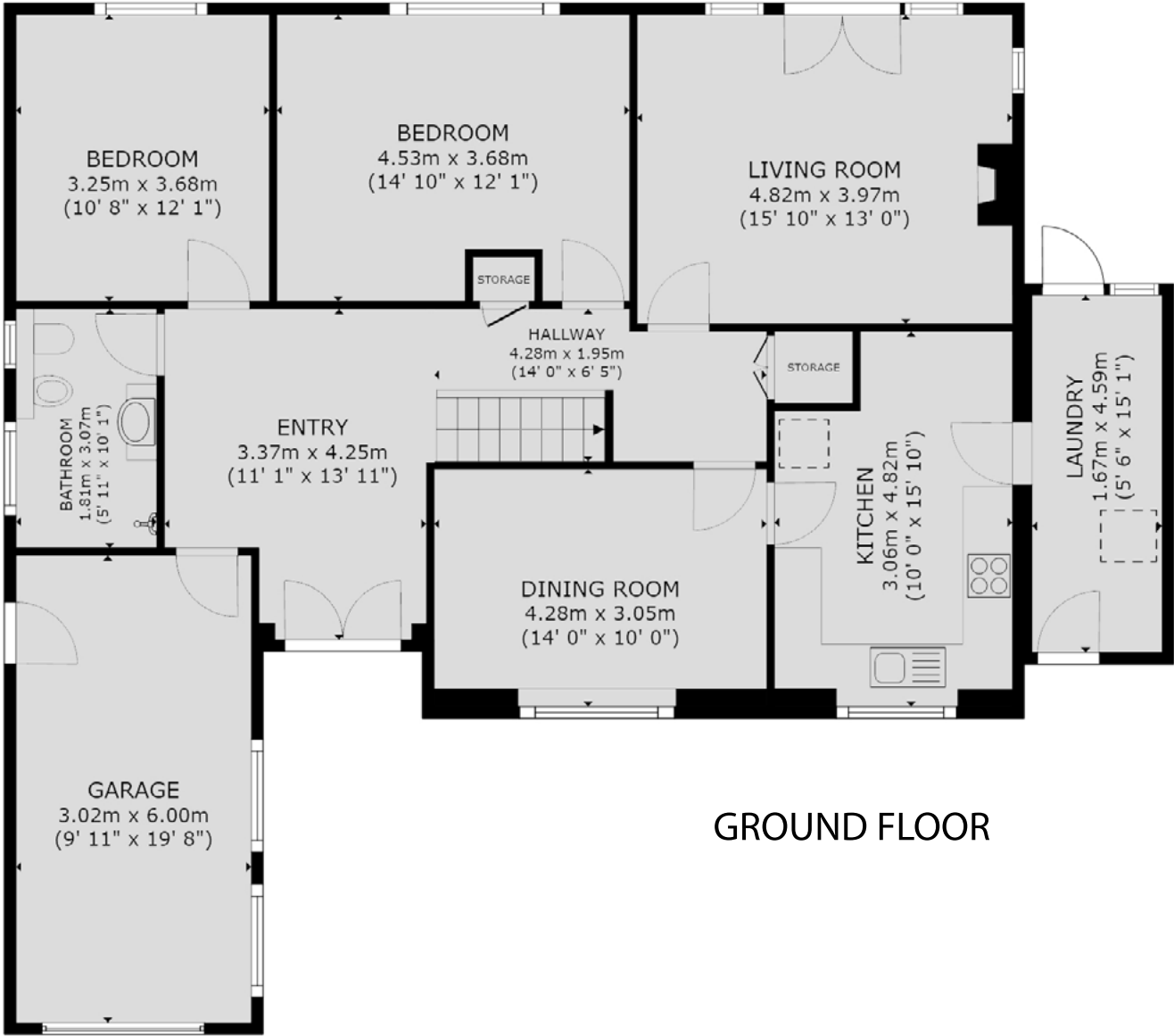
Floorplan

8 St Clair Road, Canford Cliffs
Poole, BH13 7JR

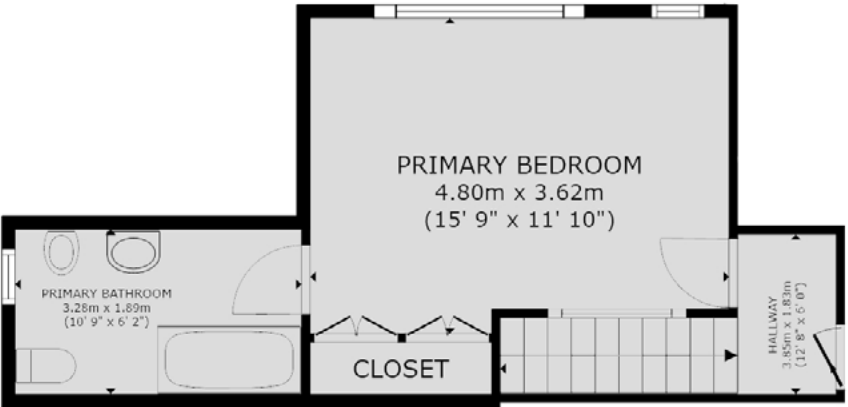
GROSS INTERNAL AREA

House:	
Ground Floor:	1,236 sq. ft / 115 m²
First Floor:	329 sq. ft / 31 m²
Garage:	195 sq. ft / 18 m²
Total:	1,760 sq. ft / 164 m²

Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR

Summary

A rare survivor on the south side of this sought after road.

This chalet bungalow was last purchased in 1991 and the current built form extends to just over 1750 sq ft with bedrooms on ground and upper floor. Modernisation is required throughout. Bungalows and chalets are sought after in their own rights but the land here with its potential to redevelop or remodel (subject to the necessary consents) offers huge scope and potential.

Houses nearby have sold for significantly more in the road, as much as £2.9M. The location is especially popular due to it's close proximity to cliff top (via cliff drive) where there is a pathway down to the beach. The amenities of Canford Cliffs village are also nearby by way of a largely level walk making this a perfect lifestyle location.

From the upper floor there is glimpse of the sea and the rear level garden is mainly laid to lawn. The front of the property features an asphalt driveway and there are substantial two storey houses either side.

Details

Guide Price:	£1,495,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£93,250**	
	Additional Home	£168,000**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + Very rare to the market
- + Wonderful location
- + Convenient for beaches via zig zag and chines
- + Walk to Canford Cliffs village
- + Level plot
- + South facing garden
- + Potential to remodel or develop (subject to necessary consents)
- + Sea glimpses
- + Requires modernisation
- + No forward chain

Our team



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