

Luxury+Prestige



DURLSTON

17 CLIFF DRIVE, CANFORD CLIFFS, BH13 7JE

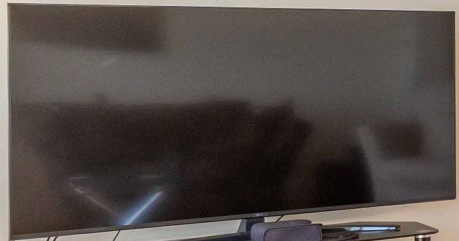


























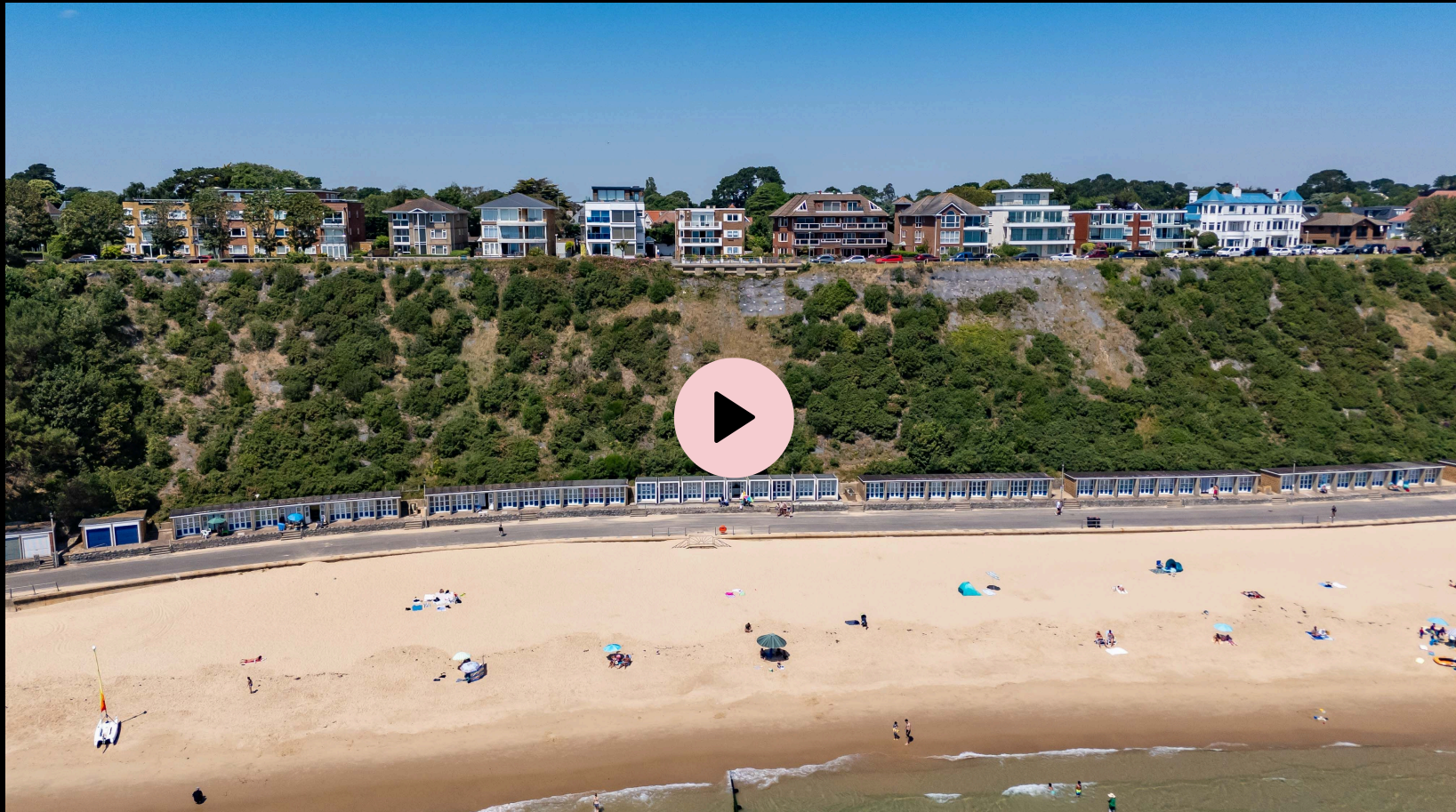




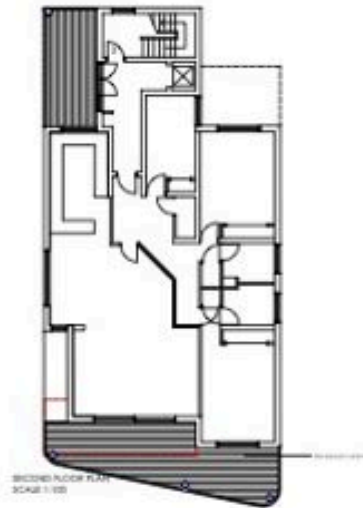
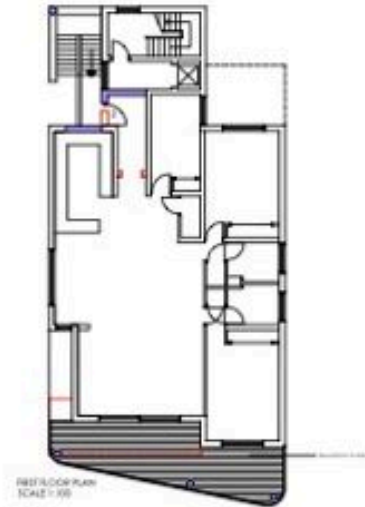
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Floorplans



NOTES

- 1. All dimensions are in millimetres.
- 2. All dimensions are to the face of the wall unless otherwise stated.
- 3. All dimensions are to the centre of the door unless otherwise stated.
- 4. All dimensions are to the centre of the window unless otherwise stated.
- 5. All dimensions are to the centre of the staircase unless otherwise stated.
- 6. All dimensions are to the centre of the staircase unless otherwise stated.
- 7. All dimensions are to the centre of the staircase unless otherwise stated.
- 8. All dimensions are to the centre of the staircase unless otherwise stated.
- 9. All dimensions are to the centre of the staircase unless otherwise stated.
- 10. All dimensions are to the centre of the staircase unless otherwise stated.

LEGEND



SUMMARY OF ACCOMMODATION				
UNIT 1	2 BED	140 SQM	1.00 SQM	
UNIT 2	2 BED	140 SQM	1.00 SQM	
UNIT 3	2 BED	140 SQM	1.00 SQM	
UNIT 4	2 BED	140 SQM	1.00 SQM	
TOTAL AREA		560 SQM	4.00 SQM	

No.	Revision	Date	By
1	As Issued	20/11/18	ARC

PROPOSED DEVELOPMENT
17 CLIFF DRIVE
POOLE
DORSET
BH13 7JE

PROPOSED PLANS

Drawn	Checked
AD SHREVE & AJ	
REVISED 2018	

9122/ 200

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Summary

A unique opportunity to purchase a block of three spacious apartments with the benefit of historic planning consent for a top floor penthouse, in one of the most popular locations enjoying stunning sea views whilst being within a short walk of the Beach and Canford Cliffs Village.

Durlston comprises a purpose-built block of three apartments constructed in the 1970's and the total built form (Gross Internal Area) currently extends to around 5,100 sq ft. The current owner obtained a planning consent in 2019 (now expired) to extend and remodel and extend the building to include the construction of an additional 3 bedroom penthouse apartment with roof terraces. The block also has the benefit of three double garages and landscaped communal gardens.

This idyllic location on Cliff Drive offers stunning 180 degree sea views over the whole bay from the entrance to Pool Harbour in the west across to Bournemouth & the Isle of Wight in the east. Nearby, a zig-zag path leads down to the renowned seven miles of sandy beaches for which our area is so famous, with this particular section of the beach being arguably one of the most beautiful stretches.

Canford Cliffs village, approximately five minutes walk from the property, offers superb local shopping facilities as well as an array of outstanding select bars and restaurants.

Details

Guide Price: OIEO £3,500,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A

Local Authority: BPC Council

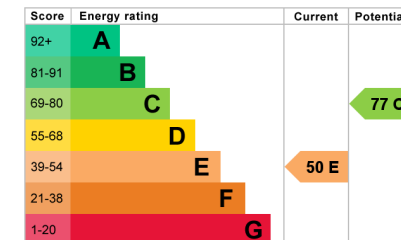
Council Tax: Band N/A

N/A

N/A

Services: Mains, electricity, gas, water and drainage

EPC:



Key Features

- + Rare opportunity
- + Freehold
- + Currently 3 apartments
- + Historic planning for extra penthouse
- + Current GIA over 5000 sq ft
- + Wonderful sea views
- + Convenient for beaches
- + Prime location
- + Investment potential
- + Huge potential

Our Team



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Published:	July 2026

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