



*£1,800,000*

Penthouse, 5 Conning Towers 75 Haven Road, Canford Cliffs, Poole, BH13 7LW

  
EST. 1977  
**KEYDRUMMOND**  
ESTATE AGENTS



# 5 Conning Towers

75 Haven Road, Canford Cliffs, Poole, BH13 7LW

Landmark duplex apartment with breathtaking panoramic harbour views. Commanding arguably the finest views across Poole Harbour, this exceptional duplex delivers luxury coastal living at its very best.

- DUPLEX PENTHOUSE APARTMENT
- THREE DOUBLE BEDROOMS
- PANORAMIC HARBOUR VIEWS
- WALK TO THE BEACH
- PARKING & GARAGE
- EXCELLENT CONDITION THROUGHOUT
- FIVE BALCONIES
- AIR CONDITIONING

Local Authority BCP, Tax Band H, Tenure: Share of Freehold



## *Sandbanks*

The property is situated at the neck of the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water-sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic Coast, along with some fantastic restaurants such as Rick Steins and Shell Bay. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the county of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of The New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London,. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway. Bournemouth and Southampton International Airports are also nearby and there is a cross channel ferry terminal in Poole with services to the Channel Islands and Mainland Europe.

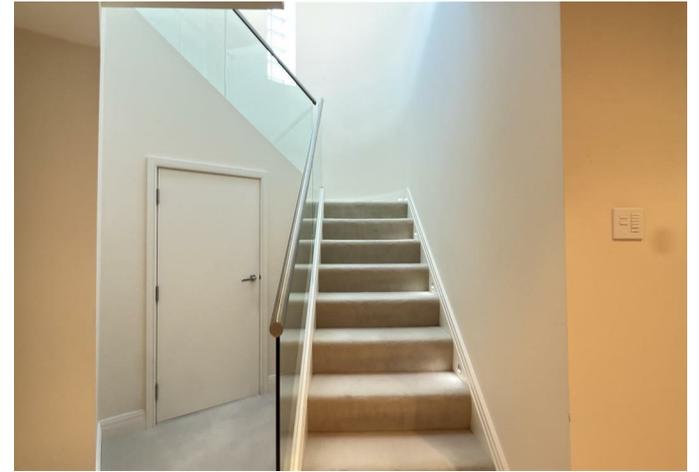
## *Property Comprises*

DUPLEX APARTMENT WITH UNRIVALLED PANORAMIC VIEWS OVER POOLE HARBOUR

Occupying an exceptional position and offering what are quite possibly the finest panoramic views of Poole Harbour in the area. This remarkable penthouse duplex apartment delivers an uncompromising standard of coastal luxury living. Designed to maximise its breathtaking outlook, the property combines expansive interiors, bespoke craftsmanship and an abundance of private outdoor space.

The stunning principal suite is a true sanctuary, featuring a magnificent semi-circular private balcony from which to enjoy uninterrupted harbour views. Complementing the bedroom is a large, custom-designed dressing room and a luxurious en-suite bathroom, which itself opens onto a further balcony, perfect for quiet mornings or sunset evenings. Two additional generously proportioned







bedrooms both benefit from their own en-suite bathrooms, ensuring comfort and privacy for family and guests alike.

At the heart of the home lies an impressive open-plan living space, where a bespoke, hand-crafted kitchen seamlessly blends with matching custom cabinetry in the sitting area. A large picture window frames the ever-changing harbour scenery, creating a dramatic yet serene focal point for everyday living and entertaining.

The apartment boasts an exceptional five balconies in total, offering multiple vantage points to enjoy the surrounding coastline throughout the day. Further features include gas central heating and air conditioning, providing year-round comfort. Situated just minutes from the golden sands of Sandbanks Beach, this outstanding property offers a rare opportunity to acquire a landmark coastal home combining location, luxury and truly extraordinary views. Additional features include five private balconies, allocated parking & garage space, and well-maintained communal areas. The apartment is presented in excellent condition throughout and is well located for the beaches at Branksome Chine, local shops in Canford Cliffs village, and transport links.

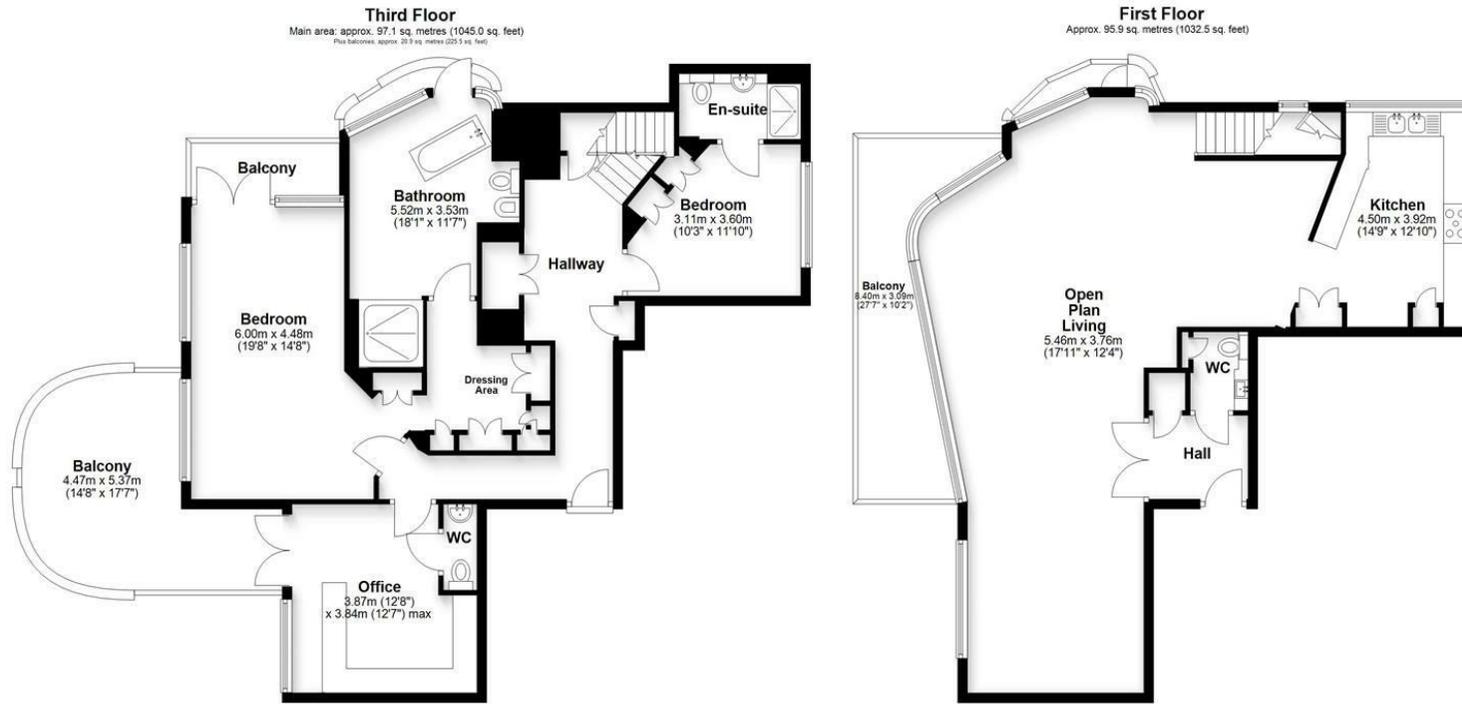
A well-positioned apartment offering space, extraordinary views, and a functional layout in one of Poole's most desirable coastal locations.

Tenure: Share of Freehold.

Maintenance charge: £1685.94 per 1/4

Council tax band H £4,509.88





Main area: Approx. 193.0 sq. metres (2077.5 sq. feet)  
 Plus balconies, approx. 20.9 sq. metres (225.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
 Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

