

FOR SALE

Flat 9, 170 Chetwynd, Canford Cliffs
Road, Poole, Dorset BH13 7ES



PHILIPPA SOLE



£1,975,000

Over 2800 sq.ft of luxury accommodation

4 double bedrooms

3 ensembles

Panoramic harbour and Parkstone Golf course views

Control4 intelligent LED lighting throughout

Double space underground secure parking

Telsa car charger installed in parking space

Large outdoor terrace

Band G - £3,247.06

Maintenance £5,000 pa

Share of Freehold

[Click here for virtual tour](#)

About this property

An exceptional, 4 bedroom, penthouse boasting over 2800 sq ft of accommodation and panoramic views over Parkstone Golf Course and the harbour beyond. Fully refurbished by the current owners to highest specification. Located just 300m from Canford Cliffs Village.

This exceptional penthouse has been redesigned and fully refurbished to incorporate and maximise access to its superb terraces and sublime views and encompasses the latest specification and technology. As you enter the impressive living room, you are immediately drawn to the floor to ceiling window and the stunning views beyond. The floating gas fire and concealed mood lighting create a wonderful atmosphere in the evening. Pocket doors offer the option of allowing this space to flow through to open plan kitchen and dining room. Both rooms have direct access to the terrace which features large Porcelanosa tiles. The beautifully appointed Porcelanosa kitchen, designed with the chef in mind, features dual wine fridges, full size dual fridge and freezer, 90cm hob and oven, steam oven, microwave, Insinkerator, Quooker hot tap. The sociable central island subtly divides the kitchen from the dining room. The master suite also enjoys the wonderful views, floating fireplace, with direct access on to the private terrace. The opulent Porcelanosa ensuite with steam shower, dual sinks, enclosed WC and extensive storage. The second and third bedrooms offer a choice of ensembles shower or bathroom, all three bedrooms boast extensive fitted wardrobes and headboards. The fourth bedroom is currently designed as an office with extensive fitted furniture making it ideal as full time working space. Accessed from the imposing entrance hall is a separate utility room and two large walk in storage cupboards, one which houses the AV equipment. In the secure underground, there two allocated parking space, one with a Tesla car charger. Other features include underfloor heating throughout, a secure alarm system, full mesh internet network, Control4 AV with speakers for integrated music/radio streaming, all of which can be controlled remotely.

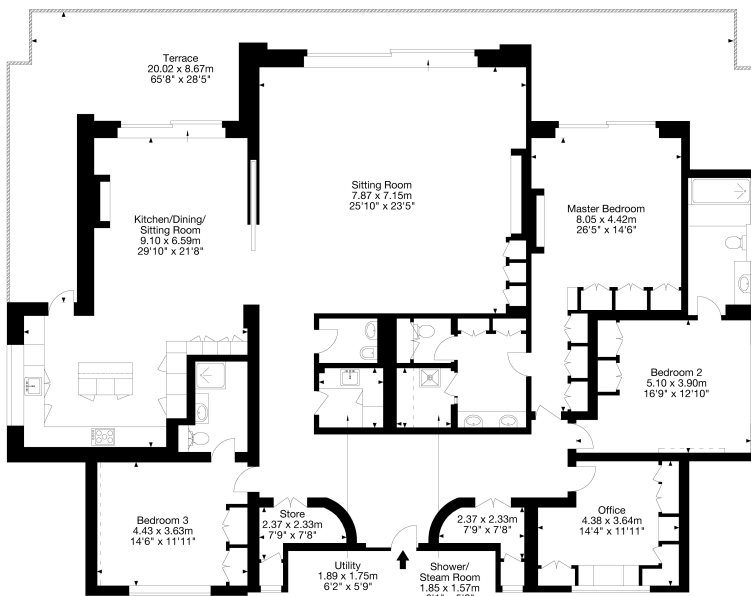
Location

Situated in a prestigious location, within easy access to the shores of Poole harbour and local sandy beaches at Sandbanks Road. The village of Canford Cliffs is within a short walk and the village of Lilliput is a half of a mile away, with its marina, mini supermarkets, coffee shops and restaurants. For more diverse shopping, the towns of Poole and Bournemouth are within easy reach whilst the local train station at Parkstone provides a direct line to London Waterloo in under 2 hours.





9_Chetwynd,_Canford_Cliffs,_Poole,_BH13_7ES
 Approx. Gross Internal Area
 2807 Sq Ft - 261 Sq M



The Colour Tree Ltd, 2020. Drawn to RICS guidelines.
 All Measurements are approximate and should not be relied on as a statement of fact.
 Plan is for illustration purposes only. Not drawn to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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