

FOR SALE

Flat 20, Chartcombe, 162-164  
Canford Cliffs Road, Poole, Dorset  
BH13 7EJ



PHILIPPA SOLE





£399,950

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Extensively refurbished throughout

Exclusive development for the over 60s

Stunning harbour & golf course views

Sought after location in Canford Cliffs

Gated development with secure underground parking & storage

Walking distance to local amenities

Two double bedrooms

Two bathrooms (1 en suite)

Council tax band F - £2,958.57

Share of Freehold

## About this property

Chartcombe is an exclusive purpose built development for the over 60s located in the highly desirable area of Canford Cliffs. The development is set in private and beautiful maintained grounds and enjoys the added benefit of secure underground parking. The standout features include an impressive communal atrium, extensive library, house manager, stairs and lifts to all floors and direct access to the outstanding Compton Acres Gardens.

This first floor apartment accessed by stairs and lift, has been completely refurbished to an extremely high standard throughout. The kitchen has been fitted with contemporary shaker style units with integrated appliances including American fridge freezer, dishwasher, washing machine, oven, hob and extractor. A good size, bright and spacious living room with adjoining sunroom boasts panoramic views over Parkstone Golf course, Poole Harbour and the Purbecks beyond. The property also offers two bedrooms, the principal bedroom has built in wardrobes and a stylish refitted en-suite bathroom, the second bedroom is a good size and has sole use of the beautiful appointed shower room, another feature of the property is the extra storage in the basement, attic and hallway together with secure entry phone system. The superb views can be appreciated from all principal rooms. With all the features, this beautiful apartment would be perfect for those who want the security and the array of amenities offered within this gated development. Conveniently located, close to the cafes, restaurants and stunning beaches.

## Location

Chartcombe is an exclusive gated retirement development close to Canford Cliffs Village and Compton Acres. The outstanding blue flag beaches are within 1/2 a mile as well as the Parkstone Championship golf course. The beautiful Poole Harbour is approximately 1 mile away with its numerous water sports activities and yacht clubs. For your shopping requirements you are approximately 2 miles away from the pretty village of Westbourne offering its array of coffee shops, restaurants and independent shops.









**GROUND FLOOR**  
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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