



6 Castledene Crescent, Whitecliff,
Poole, Dorset, BH14 8DP

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Freehold Price £900,000

First time to the market! A unique detached chalet style house offering three double bedrooms and approximately 1,985 sq ft of versatile accommodation, enjoying fabulous views across Whitecliff Park and Parkstone Bay. The property is approached via a substantial driveway providing off-road parking for a minimum of five vehicles and access to the garage beneath the house. The ground floor comprises a spacious lounge leading into a large conservatory, both enjoying the outlook, together with a separate generous kitchen/dining room with access to a balcony benefitting from southerly views towards the water, and a shower room. The first floor is an impressive master bedroom with fitted wardrobes, an en-suite bathroom and stunning, uninterrupted 180-degree views across Whitecliff Park and beyond. The property boasts a rare opportunity to update, remodel or potentially redevelop (subject to planning), with scope to maximise the elevated outlook. The rear garden is generous and southerly facing which widens towards the boundary, with access to a useful cellar providing additional storage. This home has remained in the same family since its construction in 1934 and has been a much-loved and versatile family home for many years, with the current owner now looking to downsize locally.

- A uniquely positioned 3 double bedroom chalet style house with fabulous views overlooking Whitecliff Park, Parkstone Bay and beyond
- First time ever to the market!
- Kitchen/dining room offering ample units and worktop space with breakfast bar, and Neff integral appliances to include fan oven and grill, electric hob, extractor and dishwasher. Also, direct access to the south facing balcony enjoying the view
- Lounge with bay window leading to a generous conservatory with access to the garden, both offering the southerly aspect and views
- Ground floor shower room
- Large master bedroom to include fitted wardrobes, ensuite shower room and stunning elevated 180-degree views of Whitecliff Park
- Garage which can be accessed internal from the hallway, having power, lighting and currently being used as a utility room
- Secure and generous southerly-facing rear garden, widening towards the boundary, with also access to a cellar
- Substantial driveway providing off-road parking for five or more vehicles and access to garage beneath
- Gas central heating and double glazing throughout
- Solar panels installed in 2014
- Being offered with no forward chain!

Castledene Crescent is a tucked away cul de sac off Sherwood Avenue, being less than 200 metres from Whitecliff Park. Whitecliff is an established and sought after residential area adjacent to the harbourside park with Poole Park just a few hundred metres away. Lilliput is approximately a mile away with its range of local amenities including a Tapas bar and artisan bakery. There are various marinas within easy striking distance with the closest just the other side of Whitecliff Park. The fabulous Parkstone Golf Course is just a mile and a half away and the sandy bathing beaches that the area is famous for are just over 2 miles away.

Canford Cliffs Village – 2.3 miles; Sandbanks – 3 miles; Poole Town Centre – 1.5 miles; Mainline Railway Stations – 1 mile and 1.6 miles; Bournemouth Town Centre – 4.5 miles; Bournemouth Airport – 9 miles; Southampton – 35 miles; London 110 miles.

Council Tax Band – E

EPC Rating - B





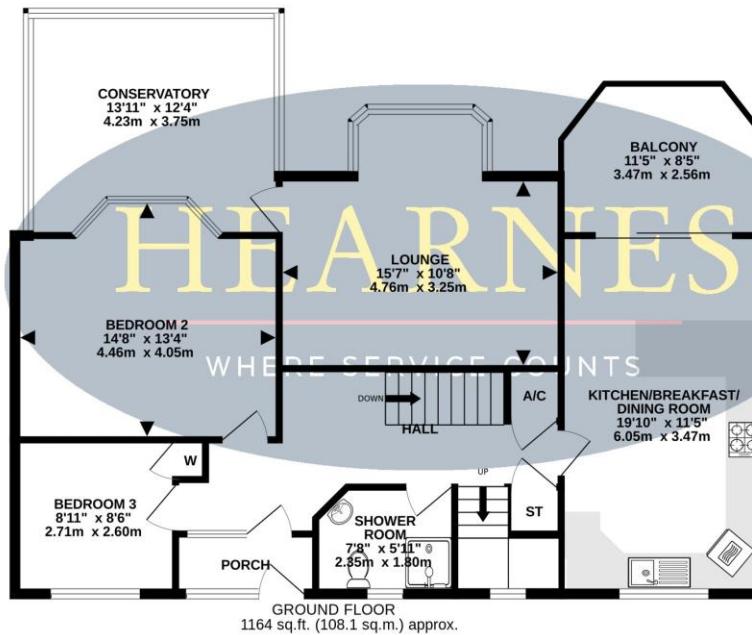
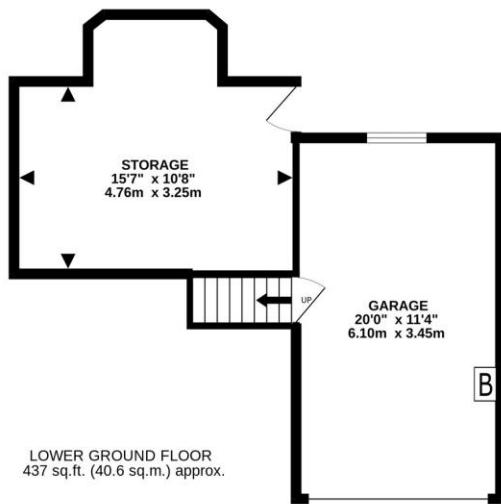


INCLUDING BALCONY AND LOWER GROUND STORAGE

TOTAL FLOOR AREA : 1985 sq.ft. (184.4 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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1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.





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