

Hawkhurst

59 Haven Road, Canford Cliffs BH13 7DN

£599,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A beautiful first floor apartment forming part of an exclusive and recently constructed development of similar properties moments from the amenities of Canford Cliffs Village and the sandy beaches of Flaghead Chine. The property exudes quality throughout with a superb level of finish and the accommodation undoubtedly centres around a stunning open-plan kitchen/dining and lifestyle room. With two double bedrooms both with beautifully finished bathrooms, and secure underground parking with further storage provision, we feel this is an ideal apartment as both a main residence or a luxurious second home moments from the beach.



## Key Features

- Communal entrance with stairs and lift to the first floor
- Entrance hallway with two storage cupboards
- Stunning kitchen with quality appliances and a large peninsula unit
- Open plan living/dining area open to balcony
- Principal bedroom with contemporary ensuite and fitted wardrobes
- Second double bedroom with fitted wardrobes
- Secure underground parking with storage provision
- Well-tended communal gardens
- Highly convenient location for Canford Cliffs Village
- Moments from award-winning sandy beaches



## About the Property

As soon as you enter the development there is a feeling of quality with a glass balustrade staircase rising to all floors. A lift also takes you to the first floor and a feature we really like about this apartment is that you have your own entrance vestibule that leads from the hallway which adds to the feeling of privacy.

The entrance hallway is a great size and is also sensibly positioned in the heart of the property affording independent access to all principal rooms. There are two useful storage cupboards in the hallway and zoned underfloor heating (which runs throughout the property). The main reception area is open plan to the kitchen, and this has created a wonderful 'lifestyle' space, ideal for entertaining. Whilst being open plan, the room does have defined areas for lounging, dining and cooking as a large peninsula unit with a breakfast bar separates the kitchen from the living accommodation. The kitchen is comprehensively fitted with modern units and a plethora of quality appliances and is particularly large for an apartment making it the ideal space for entertaining friends or family.

The principal bedroom has a range of fitted furniture and benefits from a beautiful private ensuite shower room with a double shower. The second bedroom is also a comfortable double and similarly has fitted wardrobes. This bedroom is served by the main bathroom which has been stylishly arranged to incorporate a full-size bath.

There is secure underground parking for residents with direct access from the parking to the interior of the building (ideal for rainy days or unloading the car) and there is a further storage unit in the underground facility. The development sits in well-tended communal gardens that house a timber frame residents outbuilding.

Tenure: Share of Freehold

Service Charge: £155.00 per month

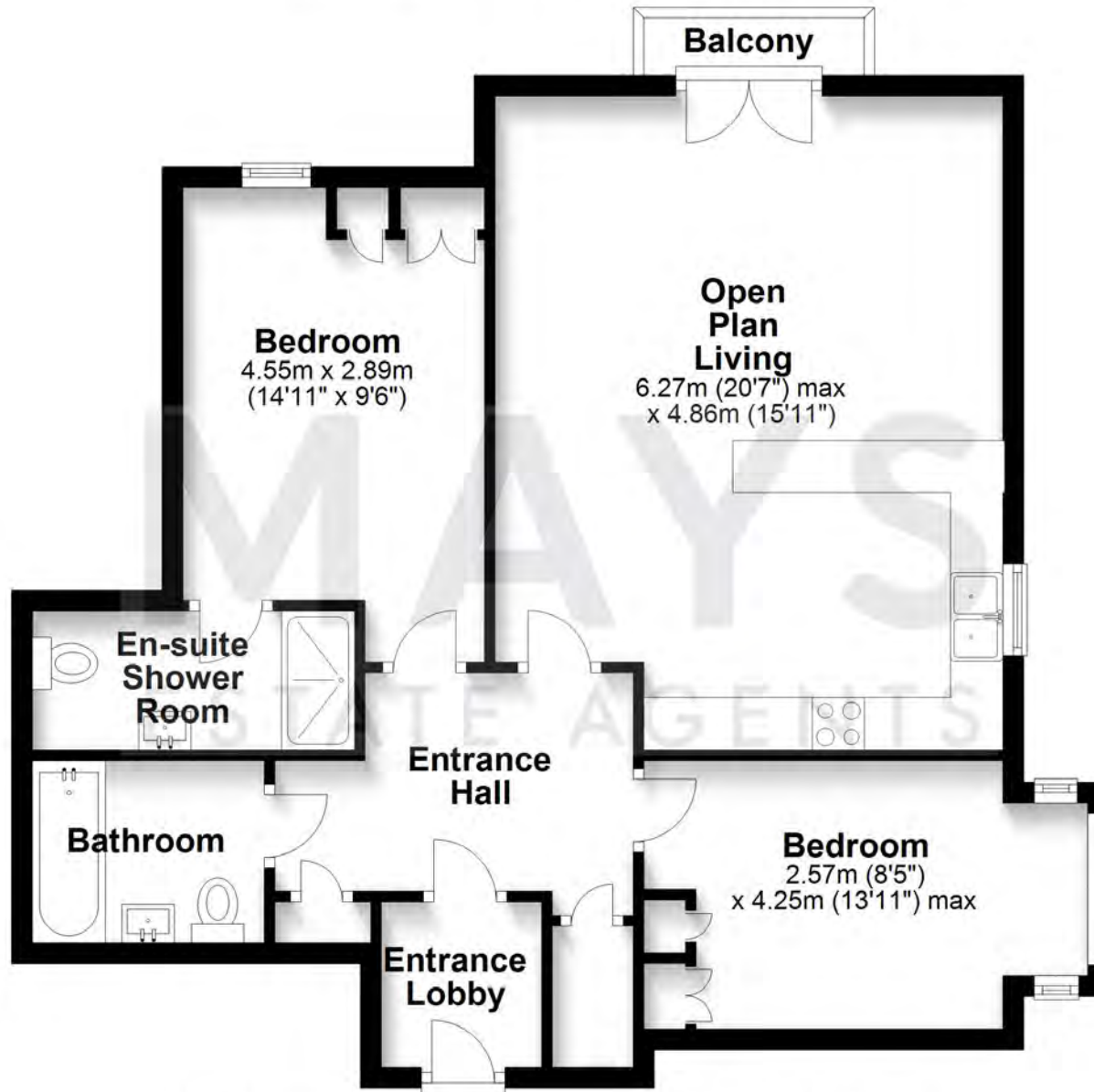
Holiday letting & Airbnb are not permitted

Pets are permitted

Council Tax Band: F

## Second Floor

Main area: approx. 72.8 sq. metres (783.6 sq. feet)  
Plus balconies, approx. 1.4 sq. metres (14.7 sq. feet)



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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

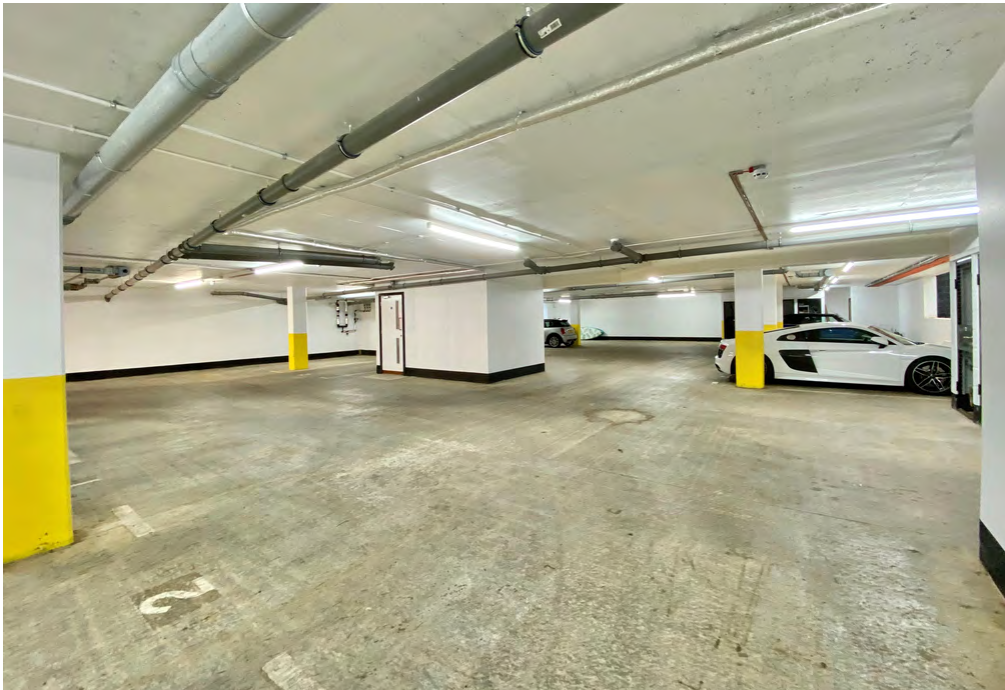
[www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## About the Location

Canford Cliffs village is well known for being one of the most prestigious places to live. It has a variety of café bars, restaurants and speciality shops, with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The village is within a short distance of Branksome Chine and golden sandy beaches. Canford Cliffs is ideally situated giving access to Bournemouth and Poole, making it a very popular place to own a property.

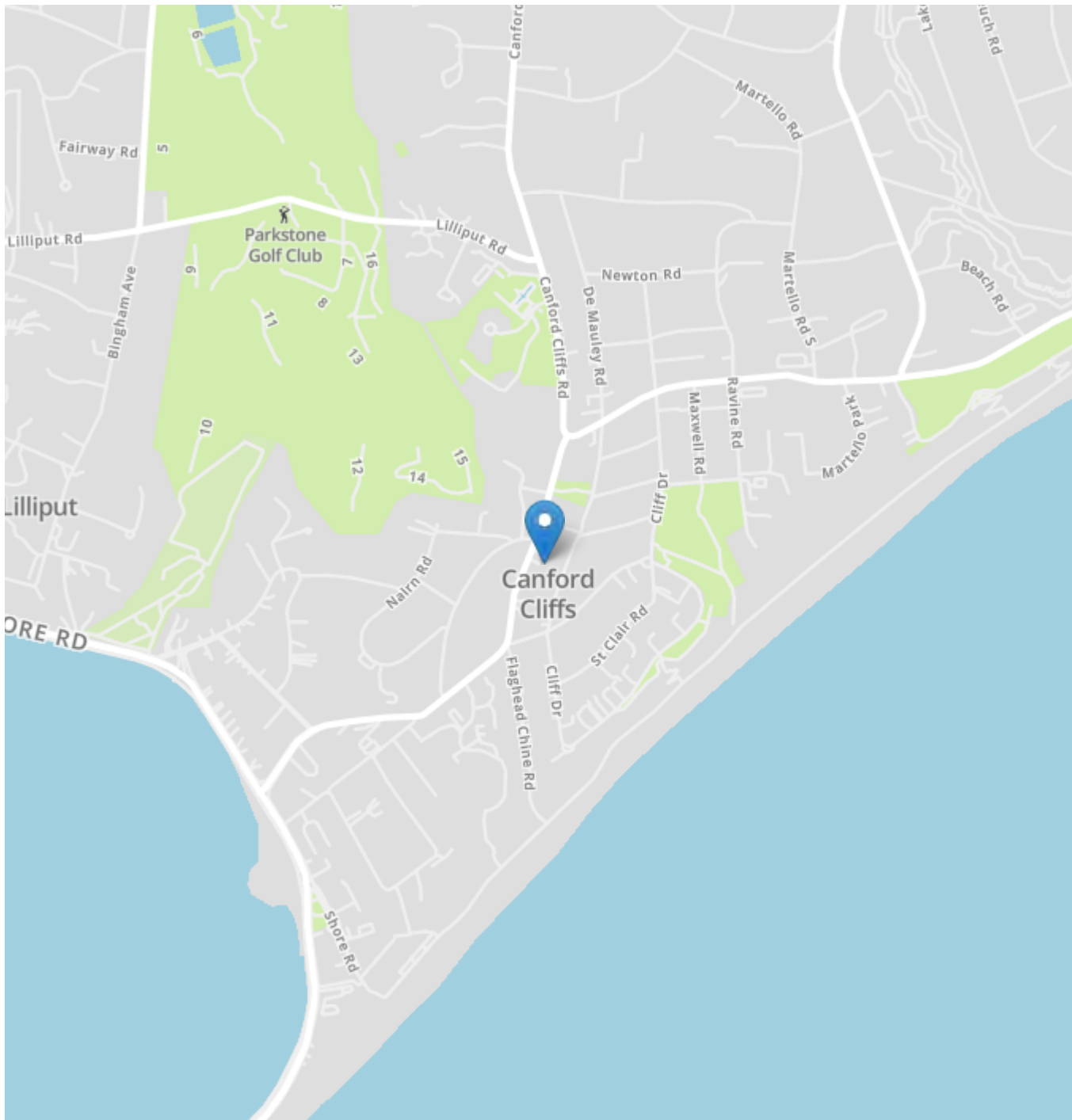


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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