

FOR SALE

Flat 2, 9-11 Havenhurst,
Chaddesley Glen, Poole BH13 7PA



PHILIPPA SOLE



£925,000

Stunning views of both the Harbour and Poole Bay

A short downhill stroll to award-winning beaches

Garage and visitors parking

Entry phone system

Open plan lounge/dining with sea views

Large private terrace & additional balcony

3 bedroom ground floor apartment with views

Band G - £3,247.06

Maintenance £2505 pa

Share of Freehold

[Click here for virtual tour](#)

About this property

A beautifully presented elevated ground floor apartment offering breathtaking views of Poole Harbour, Sandbanks Peninsula and the Purbecks and Old Harry Rocks in the distance. The accommodation offers an open-plan lounge / dining room with large picture windows framing the panoramic view. A south-west facing balcony large enough for a table and chairs leads down onto a secondary expansive private terrace. NB: pets and holiday lets are not permitted. A small purpose built development within level walking distance of Canford Cliffs Village and just 200 metres from a footpath leading down to the award-winning beaches at Sandbanks.

Upon entering the apartment, you are greeted by a spacious entrance hall with ample cupboards and storage space. The lounge/dining room enjoys spectacular harbour views, with two delightful boxed bay windows. From here, there is direct access to a private balcony for casual dining, and a few steps down to a large terrace, perfect for larger gatherings or sunbathing. The kitchen is extensively fitted incorporating a range of integrated appliances and display units with a serving hatch to the dining room. The main bedroom enjoys delightful sea views, with comprehensive fitted bedroom furnishings. The en-suite is spacious with a large walk-in shower. The second bedroom is a spacious twin also fitted with a range of wardrobes. Bedroom three is currently used as an office and features fitted units. The family bathroom is offers a bath and serves the two bedrooms. Additional features include: double glazing and gas central heating. Outside is visitors parking and a garage which has been future proofed with an electric point for charging. There is also the use of a secluded garden with lawns and seating.

Location

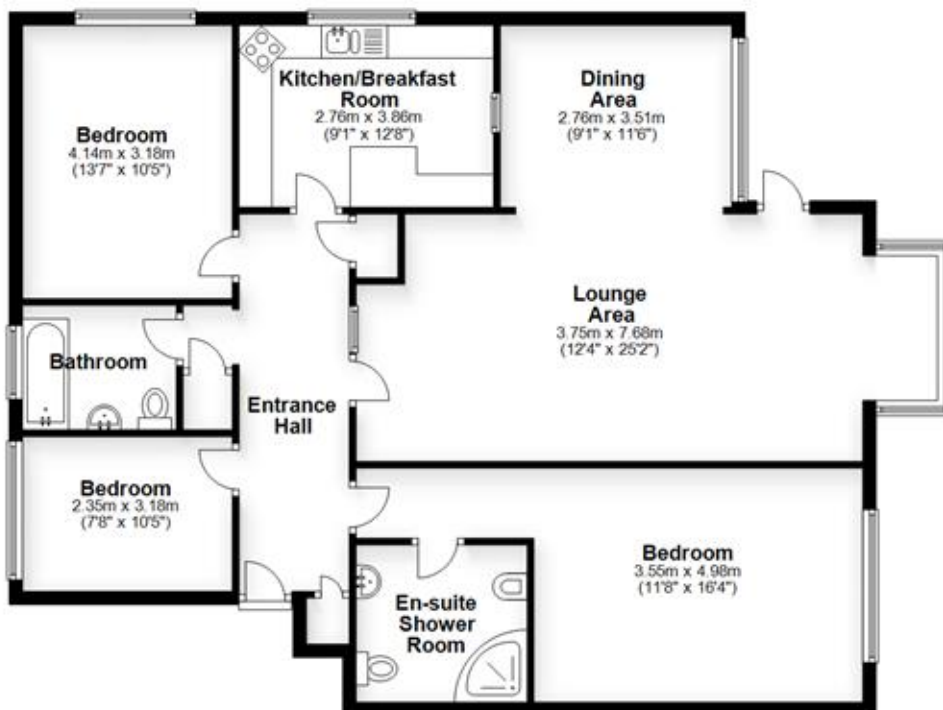
Conveniently located for all aspects of living. For the water sport enthusiast, Poole Harbour is the second largest natural harbour in the world, and there are numerous wind/kite surfing schools, yacht clubs and marinas close by. You're spoilt for choice with restaurants, bistros, pubs and cafés walking or short taxi distance away. The local train station at Parkstone offers a direct line to London Waterloo in approx. 2 hours. There are shopping and entertainment facilities in both Bournemouth and Poole, which are both approx. 3 miles away. The highly regarded Sandbanks Peninsula benefits from a chain ferry to Studland/Swanage, perfect for exploring the Jurassic Coast. The renowned Lighthouse Arts Centre is home to the Bournemouth Symphony Orchestra and just 3.4 miles away in Poole. There is a local library in Canford Cliffs village, just a mile away and the nearest bus stop can be found at Haven Road which operates routes to Bournemouth and Poole





Ground Floor


Approx. 118.3 sq. metres (1273.3 sq. feet)



Total area: approx. 118.3 sq. metres (1273.3 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 (Tel: 01202 556006)

Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(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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