

Whitecliff Road, Poole BH14 8DU

Guide Price £1,450,000 Freehold

MAYS
ESTATE AGENTS



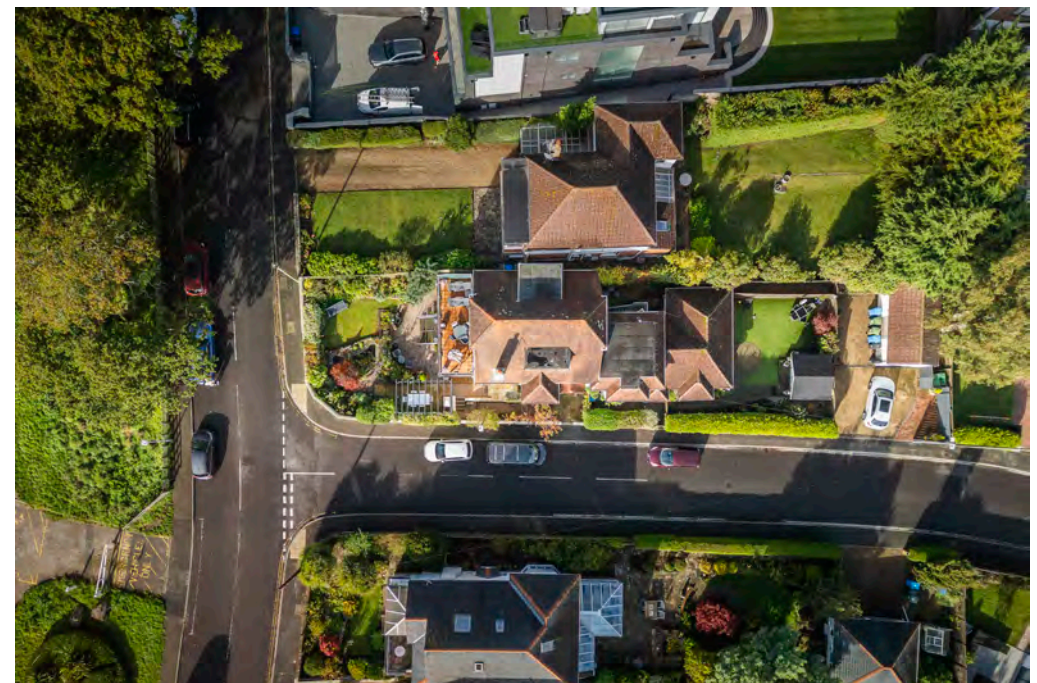


Property Summary

A deceptively spacious detached home with open water views and impressive accommodation approaching some 3,100 sq/ft. The property has an incredibly versatile arrangement of rooms, and the layout incorporates a self-contained two-bedroom annexe which is ideal for family and guests or alternatively a rental income. Throughout, the property has a feeling of space with the large living room overlooking the water, a generous kitchen/dining room and a principal bedroom suite with a dressing room, private bathroom and terrace with water views. With Harbourside Park and the open water of Poole Harbour on your doorstep, the location couldn't be better as it truly allows you to embrace life on the South Coast.

Key Features

- Highly desirable Whitecliff location
- Kitchen, dining room and further sunroom with balcony
- Large utility/boot room and secondary utility room
- Generous living room with far reaching water views
- Bedroom suite with dressing room, ensuite, sauna and sun terrace
- Three further double bedrooms to the main house and two bathrooms
- Two double bed roomed self-contained annexe
- Established gardens to three sides of the house
- Detached garage and off-street parking
- Potential to redevelop - 3 separate legal titles





About the Property

The main house has a large reception hallway and considerable storage space with built-in cupboards and an incredibly large utility/boot room. There are two bedrooms located on the ground floor which both have use of a shower room and the location of these bedrooms could be ideal for visiting guests or teenagers, as they provide a degree of separation from the main living accommodation. Stairs rise from the ground floor to the main living accommodation which has been sensibly arranged on this level to make the most of the water views.

The main living accommodation comprises of a large living room with a glazed frontage overlooking the water, a separate sunroom with a private balcony, a cloakroom and a large kitchen/dining room with a secondary utility room. The first floor also has another double bedroom and bathroom.

Stairs rise to the top floor and the principal bedroom suite. The suite comprises of a large bedroom, a dressing room with two walk-in wardrobes, and a sauna and there is also a large sun terrace that provides far reaching views over the water.

The annexe has a private entrance, and the spacious living accommodation has a modern layout being open plan to the kitchen. There are two double bedrooms which are serviced by a bathroom and there is also a utility room. Doors open from the annexe living accommodation to a private garden. Whilst the annexe is perfect for relatives or guests visiting for extended periods, it also offers strong rental/income potential for seasonal or fixed-term occupation.

Established gardens wrap around the property on three sides and there is also a detached garage and off-street parking.

Tenure: Freehold

Council Tax Band: Main House G | Annexe A

Local Authority: BCP Council

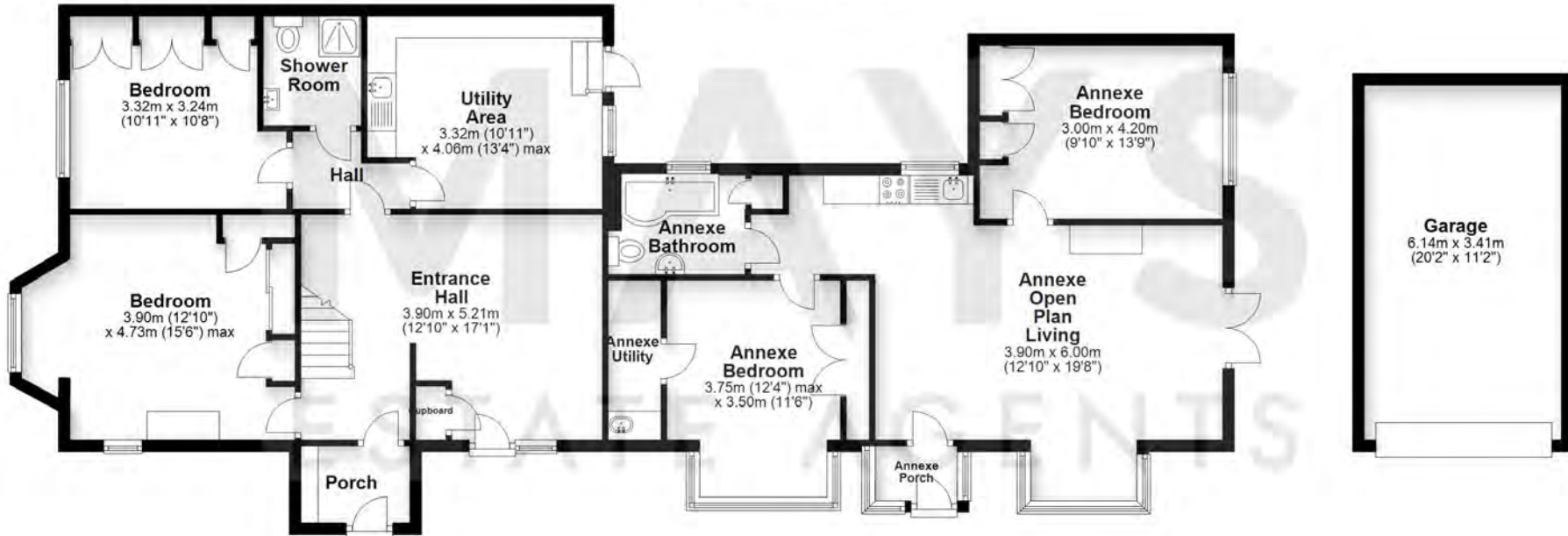
About the Location

Conveniently situated within an easy stroll to Whitecliff Park, harbour side and local shops and amenities, Whitecliff offers excellent communications to the town centres of Poole and Bournemouth. Lilliput village is situated nearby, which is home to Salterns Marina and a variety of shops including a Tesco Express and Co-operative, a patisserie and restaurant and amenities, such as a chemist, off licence, doctor's surgery and Lilliput First School.



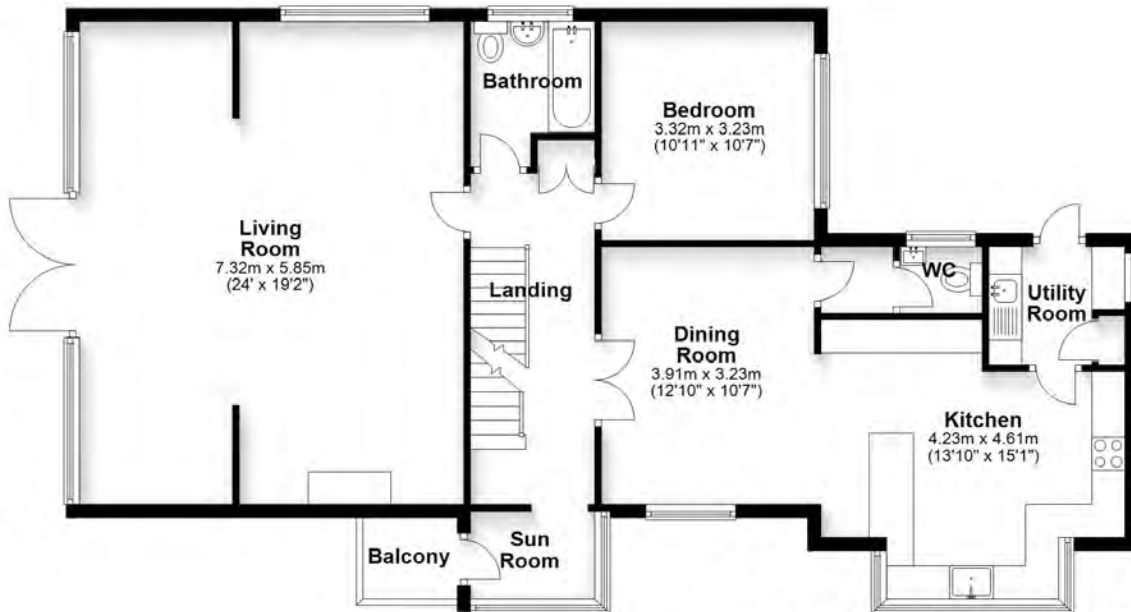
Ground Floor

Main area, approx. 134.6 sq. metres (1449.3 sq. feet)
 Plus outbuildings, approx. 20.9 sq. metres (225.1 sq. feet)



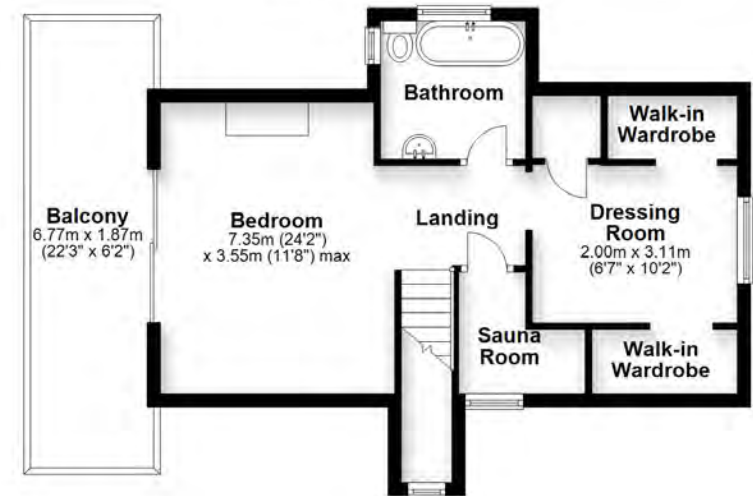
First Floor

Approx. 107.3 sq. metres (1155.3 sq. feet)



Second Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Main area: Approx. 286.3 sq. metres (3081.9 sq. feet)
 Plus outbuildings, approx. 20.9 sq. metres (225.1 sq. feet)





About Mays

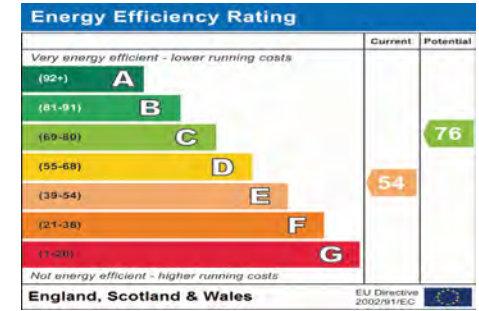
We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

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.

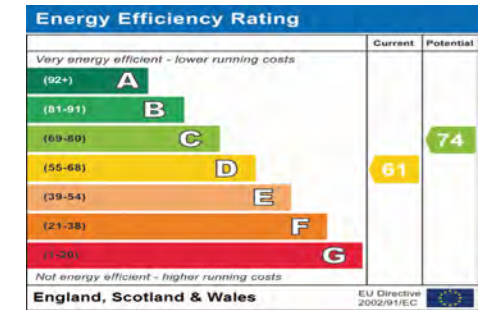
Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



HOUSE



ANNEXE



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.

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