



Flat 2, Stanton Lacy, 4, Martello Park, Canford Cliffs,  
Poole, Dorset BH13 7BA

**HEARNES**

WHERE SERVICE COUNTS







# Flat 2, Stanton Lacy, 4, Martello Park, Canford Cliffs, Poole, Dorset BH13 7BA SHARE OF FREEHOLD PRICE £1,650,000

A truly special 3 double bedroom ground floor apartment of 2178 square feet (plus double garage) with breathtaking panoramic sea views and beautiful gardens; less than a 400 metre walk to the promenade of Branksome Chine Beach. The versatile accommodation includes a generous lounge with sliding doors to the balcony, stylish fully fitted kitchen/breakfast room, dining room, and sunroom leading to the balcony. All bedrooms are doubles with 2 luxurious ensuite bath/shower rooms plus an additional refitted shower room. The master has a dressing room area and once again enjoys the delightful views over the gardens and out to sea.

The apartment has been enjoyed and cherished for over 14 years by the current owners. This is a rare opportunity to acquire one of just two ground floor apartments in this prestigious building in beautiful communal gardens, with views of Old Harry Rocks, Hengistbury head and Isle of Wight. There are just 6 other apartments in the block which is serviced by a video entry system & passenger lift and is set on probably the finest cliff top plot in the area that is 1.71 acres and has electronic remote gates leading to a separate parking and visitor parking area where there is a double garage with power, lighting and an electric vehicle (EV) point.

- An immaculate 3 bedroom ground floor apartment spanning 2178 square feet (plus garage) on one of possibly the finest plots and positions in this prime residential area
- Spectacular panoramic sea views from all southerly aspects
- Generous lounge with sliding doors to the balcony affording delightful views over the manicured gardens and out to sea
- Fully fitted kitchen/breakfast room to include an excellent range of units with Corian worktops and a central island with storage. Neff integrated appliance including induction hob with extractor above, self-cleaning, hide 'n' slide fan oven and grill, microwave combi oven, dishwasher and space for double fridge
- Dining room and sunroom with sliding doors to the balcony and sea views
- Sea views from the master bedroom with dressing room, luxurious ensuite bathroom and sliding doors to balcony
- Bedroom 2 offering fitted wardrobes and stylish ensuite shower room with walk in shower, excellent range of fitted low level furniture with inset wash basin, concealed flush WC and integrated washing machine
- 36 foot southerly balcony with steps down to the beautiful landscaped communal gardens (a small area of side garden has been used by the present owners)
- The entire plot is an impressive 1.71 acres with nourished shrubs, flowers, seating areas with sea views and a large fishpond
- Double garage that is secured by electric gates and has an electric up and over door, lighting and power with own consumer unit and charging point for electric car. Ample visitor parking is on site which is also secure
- Very large entrance hall central to the apartment with useful storage cupboard
- Stepped and ramped access to front door of the block, automatic opening doors, video intercom system and lift servicing all floors
- Double glazing and gas central heating throughout

Set in a quiet cul-de-sac location in Martello Park just 600m from the fabulous golden sands of Canford Cliffs Beach, within 300m of Canford Cliffs Village with a variety of cafes, bars and restaurants and 400m to the promenade at Branksome Chine beach, this block is conveniently located for both Poole and Bournemouth Town Centres as well as all local amenities.

Maintenance charges: £1858.25 quarterly to include communal gardening, cleaning, building insurance, managing agent fees, maintenance of electric gates and lift, and contribution to sinking fund.

Lease: 999 years from 2015 plus share of freehold.

EPC Rating: C

Council Tax Band: G











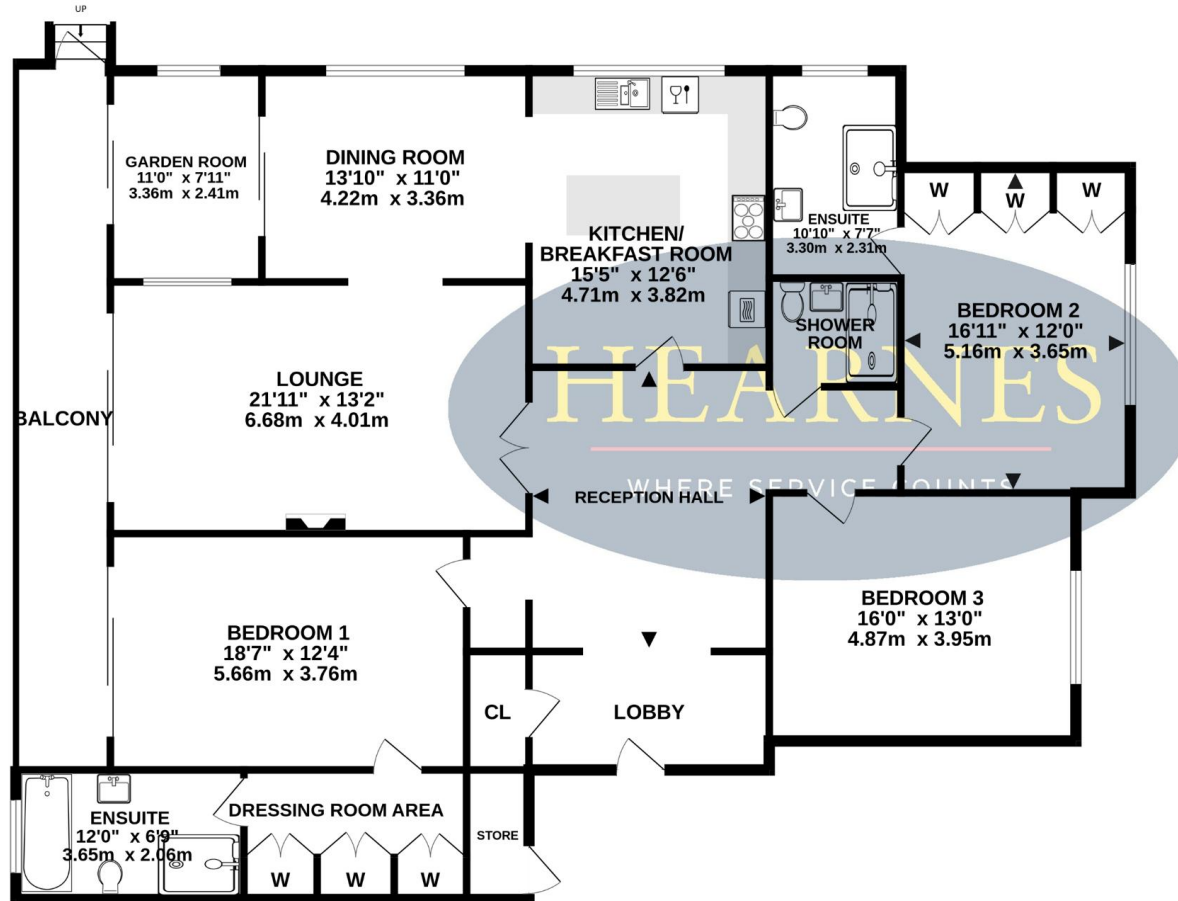
INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 2495 sq.ft. (231.8 sq.m.) approx.

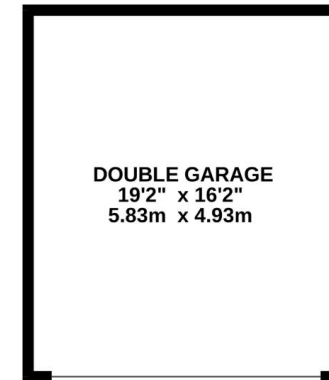
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025



2186 sq.ft. (203.1 sq.m.) approx.



OUTBUILDING  
309 sq.ft. (28.7 sq.m.) approx.











# HEARNES

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE