

FOR SALE

Flat 1, 107 The Hamptons, Lilliput
Road, Canford Cliffs, Poole, Dorset
BH14 8FG



PHILIPPA SOLE



£499,950

—
2 double bedroom ground floor apartment

Approx 700 metres from Canford Cliffs Village

2 bathrooms - 1 en-suite

Gated development with secure underground parking

Beautifully presented

Ideal second home

Well tended gardens / grounds

Council Tax Band F - £3102.30

Maintenance charge £2,750 and ground rent £250

Leasehold

[Click here for virtual tour](#)

About this property

As the name eludes, The Hamptons, offers a grand welcome as you approach via electric gates into this elegantly designed and well-maintained complex. Built to a Regency style design with elegant stone features, the feeling of grandeur continues as you drive into your underground parking space and enter the apartment via a lift to the ground floor.

This naturally bright garden apartment is presented in the opulent fashion to which the exterior eludes. A calming colour palette is themed throughout enhancing the apartment's elegant flow and gives a sense of calm and tranquility. The design is further elevated by the symmetry of three expansive windows, which not only invite an abundance of natural light but creates a tranquil connection with the lush surroundings.

Immaculately maintained, there is a modern kitchen with stylish fitted units and a separate utility room off the kitchen for convenience. The lounge opens onto a large south-facing garden terrace* through arched casement doors, providing an inviting outdoor space perfect for relaxation, entertaining, and enjoying the surroundings. There are two double bedrooms both with fitted wardrobes, offering storage and convenience. The main bedroom mirrors the lounge with a lovely external aspect and also features an ensuite shower room. There is a second bathroom situated off the hall.

* Not privately owned

Location

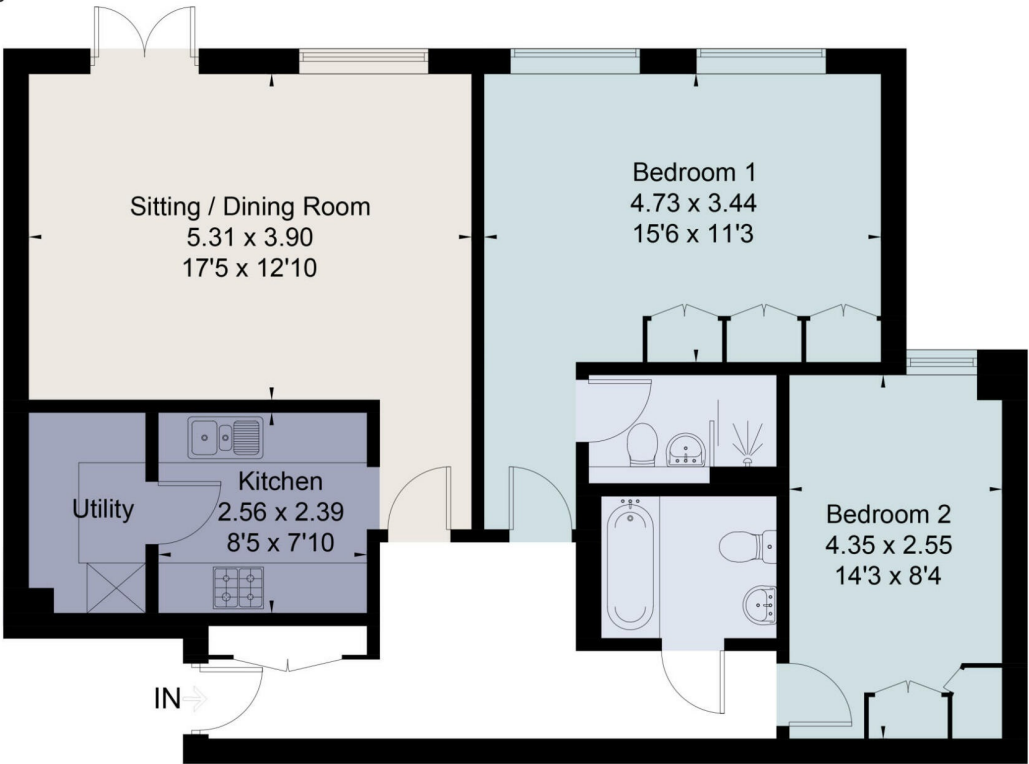
The golden, Blue Flag beach of Canford Cliffs is just over 1km away, accessible via a wooded footpath down to on the edge of Canford Cliffs village. For 20 miles in both directions this sandy expanse is ideal for scenic walks, swimming, kitesurfing, paddle boarding, and other water sports, providing a vibrant outdoor lifestyle. Additionally, Canford Cliffs Park, an area of outstanding natural beauty, is nearby and offers a delightful space for both children and adults. The village of Canford Cliffs provides a wide range of local amenities, including hair salon & beauty clinics, bars & restaurants, an award-winning local bakery, yoga and wellbeing studio and a convenience store. The Canford Cliffs library is also conveniently located on the village's outskirts. For those needing to commute, excellent transport links offer direct access to London, making travel to the capital convenient and efficient, as well as bus routes around the corner from the property to discover the local area. This apartment is ideal as a main residence or a 'lock-up-and-leave' property, combining convenience and lifestyle.





PS

Approximate Area = 85.5 sq m / 920 sq ft
 Including Limited Use Area (1.1 sq m / 12 sq ft)
 For identification only. Not to scale.
 © Fourwalls



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