

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 8 CANFORD PLACE, 59 CLIFF DRIVE,  
POOLE, DORSET, BH13 7JX





£ 4 6 5 , 0 0 0

3 bedroom, top floor  
apartment

Well presented throughout

En-suite to main bedroom

Secure underground  
garage and store room

In the heart of Canford  
Cliffs village

Lift and stairs to all  
floors

Bright and spacious  
accommodation

Walking distance to the  
beach and local shops

Band E: £2,294.63 P/A

Maintenance £3600 P/A

Share of Freehold

## ABOUT THIS PROPERTY

A bright and spacious top floor apartment. 3 double bedrooms, modern kitchen, separate living/dining room, secure underground garage with lockable store room, en-suite to master, family bathroom. Located in the heart of Canford Cliffs Village just 200m from a footpath leading to the beach. Pets are considered, holiday lets are not permitted.

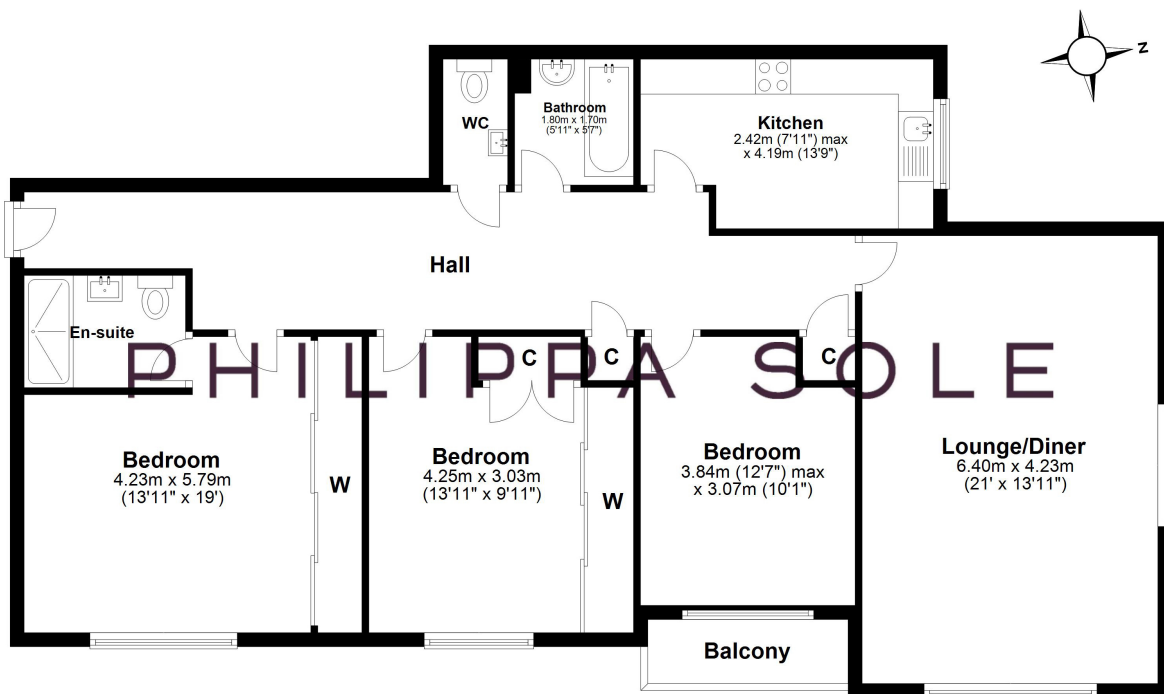
Situated in the heart of Canford Cliffs, this well proportioned apartment is ideal for those looking to downsize to a highly sought after location or equally those seeking a spacious modern beachside second home/'lock-up and leave'. Immediately upon entering the apartment, you are greeted by the solid wood parquet flooring which runs through the majority of the accommodation. There are three large double bedrooms, two with fitted wardrobes. The main bedroom features a fully tiled en-suite shower room with a family bathroom and separate WC serving the other two bedrooms. The kitchen is fitted with a range of floor and wall wood effect units and a particular feature of the property is the large living / dining room which leads to the the south-east facing balcony. The property also benefits from ample storage cupboards, double glazing and gas central heating. An absolute bonus is the secure, gated underground garage with an additional allocated space and the property also benefits from its own lockable storage room.

## LOCATION

Located in this much sought after clifftop location, just 200m from the footpath leading to the Blue Flag beaches which stretch from Sandbanks to Bournemouth and beyond, yet only 10m from Canford Cliffs High Street with its array of shops, cafés and restaurants. The commercial shopping centres of both Poole and Bournemouth are approximately 3 miles equidistant, offering superb shopping, recreational and entertainment facilities. Both centres and the closest station, Branksome, also provide direct mainline railway connections to London Waterloo in under 2 hours.







Total area: approx. 122.1 sq. metres (1314.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(56 to 68) <b>D</b>		68
(39 to 54) <b>E</b>	44	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

M: 07709111797 | O: 01202 747999

PHILIPPA SOLE GROUND FLOOR, 3A SPRINGFIELD ROAD, BH14 0LG  
ENQUIRIES@PHILIPPASOLE.CO.UK | WWW.PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF COMPANY REGISTRATION NUMBER: 10389562 REGISTERED IN ENGLAND AND WALES.  
VAT NUMBER: 289886706