

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 4 HAVENHURST, 9-11 CHADDESLEY GLEN,
POOLE, DORSET, BH13 7PA



ABOUT THIS PROPERTY

£ 8 9 9 , 9 5 0

Stunning views of both the Harbour and Poole Bay

3 bedroom 1st floor apartment

Open-plan lounge / dining room with balcony

A short downhill stroll to award-winning beaches

Garage and visitors parking

Lift and stairs to all floors

Entry phone system

Council tax band G: £3026.49

Maintenance: £2505 P/A

Share of Freehold

[Click here for virtual tour](#)

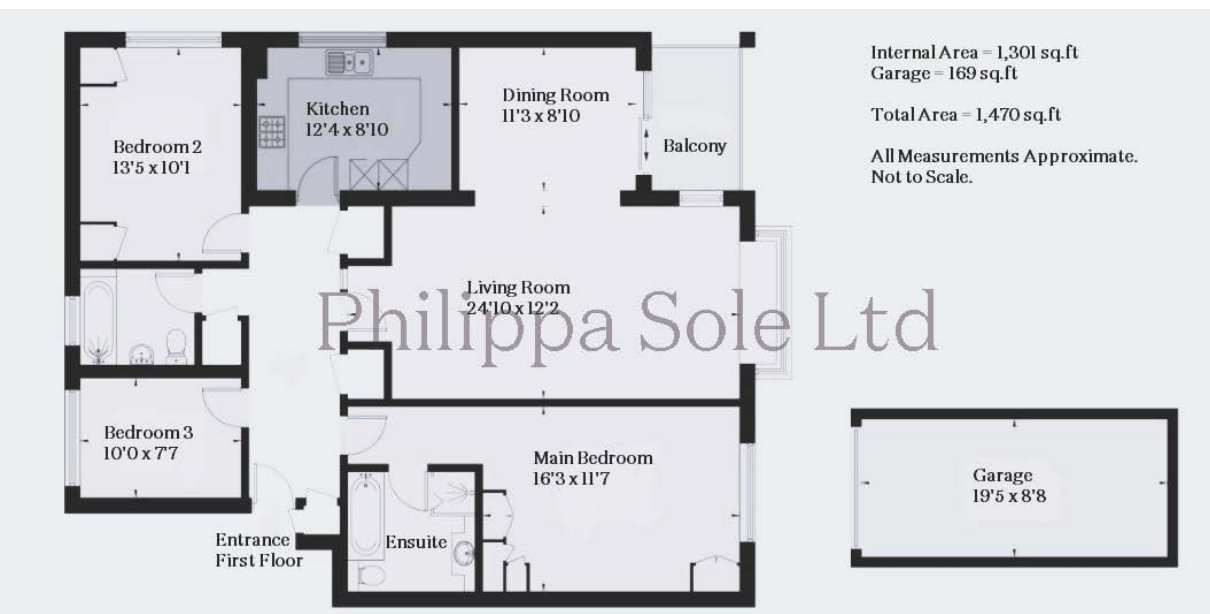
A beautifully presented first floor apartment offering breathtaking views over Poole Harbour and across the Purbecks to Old Harry Rocks. The accommodation offers an open-plan lounge / dining room which leads to a south-west facing balcony. Fully fitted kitchen, three bedrooms, en-suite to the main bedroom plus family bathroom, single garage plus visitors parking. Just 400 metres from a footpath leading to Sandbanks beach. NB: pets and holiday lets are not permitted.

An immaculately presented first floor apartment positioned within a small purpose built development and situated within a level walking distance of Canford Cliffs Village and a short downhill stroll to Sandbanks beach. 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 a delightful boxed bay window to the lounge. From the dining area, there is direct access to the balcony, perfect for dining 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 a comprehensive range of fitted bedroom furnishings. The en-suite is fully tiled with both a bath and separate shower. The second bedroom is also fitted with a range of furnishings and benefits from harbour glimpses. Bedroom three is currently used as an office and features fitted units. The family bathroom is fully tiled 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

For the water sport enthusiast, there are windsurfing and paddle board clubs, several yacht clubs and marinas. Locally, we are spoilt for choice with restaurants, bistros, pubs and cafés. Further afield, Bournemouth International Airport operates both national and international flights. The local train station at Parkstone offers a direct line to London Waterloo with South West Trains, taking approximately 2 hours. There are comprehensive shopping and entertainment facilities in both Bournemouth and Poole, which are almost equidistant from the apartment at 3.3 miles and 3.1 miles away respectively. The highly regarded Sandbanks Peninsula benefits from a chain ferry to Studland/Swanage, perfect for exploring the Jurassic Coast. The local Lighthouse theatre, which is home to the Bournemouth Symphony Orchestra is 3.4 miles away. There is a local library in Canford Cliffs village, just 1.1 miles away and the nearest bus stop can be found at Haven Road which operates routes to Bournemouth and Poole.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		81
(81 to 91) B		
(69 to 80) C	73	
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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