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**21a Nairn Road, Canford Cliffs,  
Poole, Dorset, BH13 7NF**

# 21a Nairn Road, Canford Cliffs, Poole, BH13 7NF

## FREEHOLD PRICE £1,150,000

A rather unique ground floor 3 bedroom apartment, approaching 2000 sqft and being one of only two apartments in this beautiful building, enjoying a sought after location in Canford Cliffs just a few hundred yards from both the harbour and the village shops. Built in 2004 by reputable local builders Ankers & Rawlings, the property sits behind electric gates, providing both a private and secure location and is offered for sale vacant, with no forward chain. Feeling more like a bungalow, the apartment enjoys generous accommodation to include 3 bedrooms all with en suites and the master suite with a dressing room, 2 reception rooms, kitchen/breakfast room, separate utility room and cloakroom. A real feature is the outside area that has doors from all the garden facing rooms, into the southerly facing patio and garden, where you can enjoy the sunshine throughout the day. The well-kept communal gardens are a delight, and the block paved driveway has ample parking and a double length garage with electric opening door.

- Well-presented rather unique 3 bedroom ground floor apartment
- Being one of only 2 apartments and forming the ground floor of this development built in 2004
- Set in a secure plot behind electric gates with entryphone system
- Master suite with dressing room, ensuite bathroom and doors to the patio
- 2 further bedrooms with en suite shower rooms
- The 'Rationale' kitchen/breakfast room, fitted by Kitchen Elegance, has attractive pastel aqua high gloss units with Corian work tops, range of integrated appliances and fully tiled floor. Other noteworthy features of this room include the attractive pear-shaped central island, with breakfast bar and 2 sets of patio doors out to the garden. Appliances include a De Dietrich hob, Gaggenau oven and microwave along with an integrated dishwasher, fridge and freezer
- 2 reception rooms, both with doors to the patio
- Separate utility room and cloakroom
- Entrance hall with featured curved glass wall
- Double length garage with power, light and electric door
- Block paved driveway with ample parking for several cars
- Southerly facing patio that run the entire length of the property and leads onto the well-kept communal gardens. These delightful gardens include a large lawn, patios, areas of flower beds shrubs and trees

NB Pets permitted with permission

Nairn Road is a quiet road in Canford Cliffs, known for its picturesque surroundings, leafy streets and proximity to the stunning beaches. The property is under half a mile to the village shops, approximately 1.5 miles to Sandbanks and the beautiful miles of sandy beaches. Poole Harbour is a few hundred yards away offering a range of sporting activities to include sailing, paddle boarding, boating with Bournemouth Town Centre under 4 miles away.

Lease: 999 years from 2004

Maintenance £3000 per annum

**COUNCIL TAX BAND: G**

**EPC RATE: C**

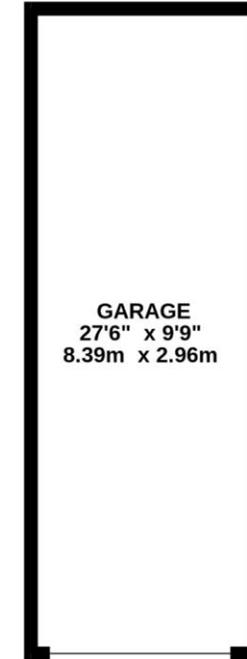
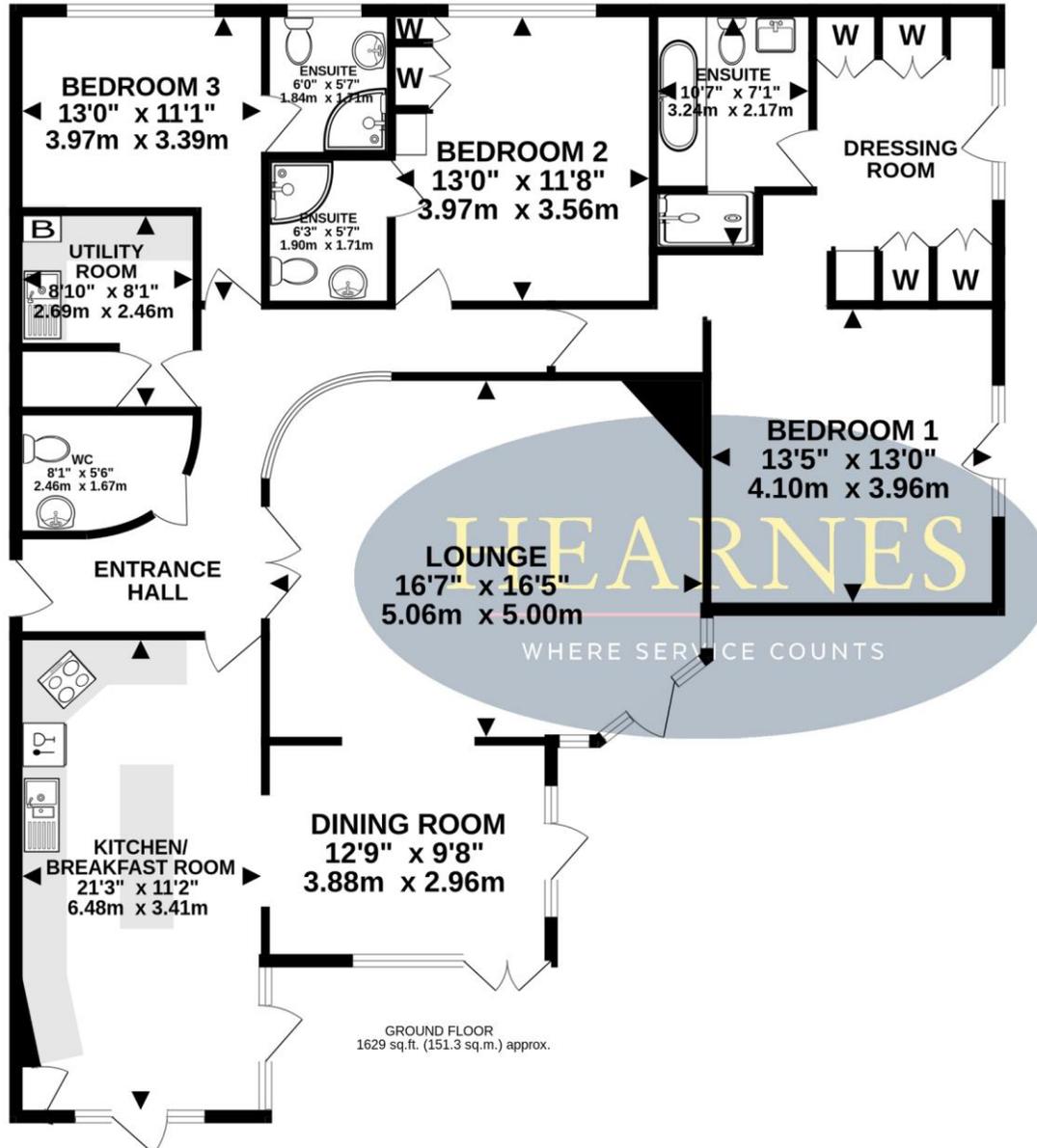




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1896 sq.ft. (176.1 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.  
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GARAGE  
267 sq.ft. (24.8 sq.m.) approx.





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