

FOR SALE

Flat 14, 51 Haven Road, Poole,
Dorset BH13 7LH



PHILIPPA SOLE



£735,000

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2 Double bedrooms

Ensuite to master

Large open plan kitchen living space

2 Underground secure parking spaces

South westerly facing garden

300m from Canford Cliffs Village

Offered with no forward chain

Top floor, 2 bedroom apartment

Council Tax Band F - £3102.30

Service charge £3720 plus ground rent of £300.

Share of Freehold

About this property

Offering modern luxury and coastal charm, this exceptional top-floor apartment is part of an exclusive development in the heart of Canford Cliffs Village. With stylish interiors, premium amenities, and direct access to award-winning beaches and scenic walks, it presents an outstanding opportunity for a dream home or investment.

Situated in an exclusive development of 14 contemporary apartments, this top-floor residence at 51 Haven Road offers a blend of modern luxury and coastal charm in the heart of Canford Cliffs Village. The property features a private lobby accessible by lift or stairs, leading to a beautifully designed entrance hall with a curved wall, a utility room, and a storage cupboard. The bright, open-plan sitting, dining, and kitchen area boasts integrated appliances, stone worktops, and a central island, opening onto a spacious west-facing balcony overlooking the communal gardens with gated access to the village and beach. The main bedroom includes a walk-through dressing area and a luxury en-suite shower room, while the second bedroom also benefits from a luxurious en-suite. Additional features include secure underground parking with two designated spaces, a private storage cage, and the option to purchase the property furnished. With vacant possession and a share of freehold, this exceptional apartment offers convenience, style, and access to award-winning beaches and scenic wooded walks, making it an ideal home or investment opportunity.

Location

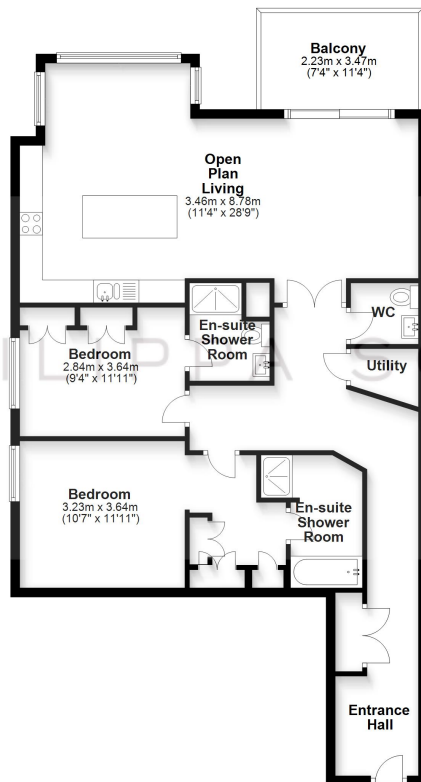
Situated in the prestigious Canford Cliffs Village, this property is surrounded by boutique shops, cafes, and fine dining restaurants, offering a vibrant yet relaxed lifestyle. The area is renowned for its award-winning sandy beaches, accessible via picturesque wooded walks through Flaghead Chine and Canford Cliffs Chine. Nearby, Poole Harbour provides opportunities for water sports and sailing, while excellent transport links, including direct train services, make London accessible in under two hours, perfectly blending coastal charm with city convenience.





Second Floor

Main area: approx. 102.1 sq. metres (1098.5 sq. feet)
Plus balconies: approx. 7.7 sq. metres (83.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(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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