

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



6 CANFORD HEIGHTS, HAIG AVENUE, POOLE,  
DORSET, BH13 7AT



£ 2 , 3 9 5 , 0 0 0

Built by award-winning  
Octagon Developments

Imposing 3 bedroom  
penthouse apartment

Direct lift access into the  
apartment

Three stunning sun  
terraces

Oversized garage

3 grand reception rooms

3,428 square feet of  
luxury accommodation

Kitchen / breakfast / day  
room

Band H: £3,754.34

Service charge £5000 P/A

Share of Freehold

[Click here for virtual tour](#)

## ABOUT THIS PROPERTY

A superb opportunity to acquire this breath taking penthouse apartment, presented to an unrivalled specification. Featuring 3 imposing bedroom suites, 3 reception rooms including a luxury kitchen / breakfast / day room, 3 sun terraces with stunning harbour views, direct lift access into the apartment, oversized garage and off-road parking, set in secluded grounds behind electric gates in an enviable Canford Cliffs cul-de-sac. Vacant possession.

Canford Heights is an exclusive development of just four impressive apartments and this immaculate penthouse, built by renowned Octagon Developments. The apartment is enviably located on private and secluded grounds in the heart of Canford Cliffs, less than a mile from Canford Cliffs Village and the award-winning beaches. A lift provides direct access to the penthouse, which boasts three breath taking bedrooms, three reception rooms featuring a luxury kitchen / breakfast / day room, drawing / dining room, a study and an impressive reception hall. With dramatic harbour views across Poole Harbour, the property enjoys three sun terraces which also overlook the pristinely maintained communal gardens. In addition, the property is offered with an oversized double garage set behind electric gates.

## LOCATION

Located in a quiet cul-de-sac within one of Canford Cliffs most desirable avenues, yet within walking distance of Canford Cliffs Village and its local Blue Flag beaches. The village itself offers a selection of restaurants, cafés and bars. Lilliput, Ashley Cross and Westbourne are all within a mile. The local train station at Branksome offers a direct line into London Waterloo in under 2 hours.





**The Penthouse, Canford Heights 6 Haig Avenue, Canford Cliffs**

Approximate Gross Internal Area :- 318 sq m / 3428 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	84	84
(69 to 80)	C		
(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	

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