



GROSS INTERNAL AREA  
FLOOR PLAN: 1,720 sq. ft. 159 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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## Flat 17 Little Fosters 25 Chaddesley Glen, CANFORD CLIFFS BH13 7PB

**£1,250,000**

### The Property

Perfectly positioned on the cliff top overlooking Poole Harbour and Bournemouth Bay is this stunning apartment. The generously proportioned rooms are ideal for someone wishing to live in as a permanent home but also for an ideal lock and leave. The property is a short walk from the many water sports and other recreational facilities that the Poole Harbour and Sandbanks has to offer. The promenade enables you to walk all the way along to Bournemouth centre and beyond. Road and rail links to London and South West are also close by with main line stations at Poole and Bournemouth Centre.

The Purbecks Hills which offer stunning walkways around the coast are also just a short distance away with the Sandbanks ferry providing access for Cars/Bikes and pedestrians to explore the area.

### ENTRANCE:

Door with security entry phone system leading through to the Communal Entrance Hall, stairs or lift leading through to the second floor.

### ENTRANCE VESTIBULE

Door to a large storage cupboard with hanging space and shelving over, further door to

### SPACIOUS ENTRANCE HALL

Access to all principle rooms, double doors to a large storage cupboard with hanging space and shelving over, walk in airing cupboard with shelving and Megaflor hot water tank/system and consumer unit, radiator

### LIVING ROOM

5.46m x 5.05m (17' 11" x 16' 7") Max. Offering panoramic sea views towards Sandbanks and beyond to Poole Harbour and Purbeck Hills, arch leading through to the Dining Area sliding double glazed triple doors giving access to the balcony

### DINING AREA

4.81m x 3.38m (15' 9" x 11' 1") Max. Floor to ceiling double glazed bay window offering fantastic views, double opening glazed doors through to the hallway, bespoke display cabinets and storage cupboards,

### BALCONY

Tiled floor, glass balustrade, panoramic views, door gives access to kitchen.

### KITCHEN-BREAKFAST

5.38m x 3.48m (17' 8" x 11' 5") Max. Comprising range of matching oak style wall mounted and base units with granite work surfaces over, inset Neff hob, stainless steel extractor hood over, stainless steel backsplash, part tiled walls, countersunk sink unit with mixer tap, double glazed window offering fantastic sea views, access to Balcony, breakfast bar, display cabinets, cupboard boiler, integrated oven, integrated microwave oven, larder fridge, Neff dishwasher, under counter fridge freezer, door to utility room

### UTILITY ROOM

2.28m x 1.26m (7' 6" x 4' 2") Space for washing machine and tumble dryer, sink unit with mixer tap, shelving units, part tiled walls.

### BEDROOM ONE

4.76m x 3.80m (15' 7" x 12' 6") Side and rear windows with panoramic sea views and over the communal gardens, bedroom furniture comprising of a five door wardrobe, additional drawer unit, cupboards over and bedside cabinets, radiator.

### EN-SUITE

3.54m x 1.94m (11' 7" x 6' 4") Comprising of a whirlpool bath with tiled surround, double glazed window, WC sink unit with mixer tap, cupboard under, granite tops, tiled walls, extractor, heated towel rail.

### BEDROOM TWO

5.19m x 4.02m (17' 0" x 13' 2") Max. Side and front aspect window offering sea views, range of bedroom furniture including wardrobes and bedside cabinets, further dressing table, door to En-Suite.

### EN-SUITE

2.58m x 1.34m (8' 6" x 4' 5") WC with concealed cistern, wash hand basin with mixer tap, cupboard beneath, oversized tiled shower cubicle with shower unit, extractor, side aspect double glazed window, heated towel rail, tiled floor

### BEDROOM THREE

4.02m x 3.01m (13' 2" x 9' 11") Max. Side aspect window offering pleasant sea views, radiator, fitted bedside cabinets, dressing table with drawer units and storage cupboards, wardrobe.

### WET ROOM

2.26m x 1.79m (7' 5" x 5' 10") Tiled walls, WC with concealed cistern, wash hand basin with mixer tap, cupboards beneath, shower unit, granite work tops, heated towel rail, extractor

### OUTSIDE

Set on extremely well tended communal grounds, enclosed by electronically operated secure gates  
There is secure underground parking spaces with this apartment.

### TENURE-SHARE OF FREEHOLD

MAINTENANCE: £2275 PER HALF YEAR-GROUND RENT-PEPPERCORN  
LEASE LENGTH 129 YEARS FROM 2011  
COUNCIL TAX BAND H