



Chaddesley Wood Road, Poole BH13 7PN



Property Summary

Set back from the desirable Chaddesley Wood Road, this exceptional three bedroom coastal home offers the perfect blend of style, comfort, and location. Accessed via a sloped driveway and external staircase, the property has its own front terrace, ideal for relaxing in the sunshine. With breathtaking sea views throughout, this beautifully furnished residence presents a rare opportunity to enjoy prime beachfront living in a sought-after setting.



Key Features

- Prime beachfront location
- Three double bedrooms
- Open-plan living area
- Multiple balconies and terraces with sea views
- Fully furnished throughout
- Kitchen with fitted appliances
- Three bathrooms
- Dedicated office/study area
- Underfloor heating
- Single garage and off-road parking space



About the Property

Upon entering, you're welcomed by an entrance hall that leads into a stylish open-plan living room and kitchen. Designed for both relaxation and entertaining, the kitchen boasts a central island, ample built-in storage, a double American-style fridge freezer, dishwasher, gas oven and hob, and a built-in microwave. The living area offers comfortable seating and a dining space, all flowing seamlessly out to the rear terrace – complete with outdoor seating, BBQ area, and direct beach access via private steps. Practicality is not overlooked, with a downstairs cloakroom featuring a walk-in shower, WC, basin, and a heated towel rail. There's also clever outdoor storage for surfboards, paddle boards, and more.

Upstairs, a spacious landing with a dedicated office/study area and small balcony provides a flexible work-from-home setup. The principal bedroom includes a wealth of built-in wardrobes, an ensuite shower room, and access to a shared balcony with bedroom two, both offering beach views. Bedroom three enjoys views of the harbour, with a private balcony, built-in wardrobes, and a dressing table. A stylish family bathroom includes a bath with overhead shower, basin, WC, and heated towel rail. A utility cupboard houses a washing machine and separate dryer, while underfloor heating runs throughout the home. Additional benefits include a single garage, off-road parking space, and is offered fully furnished. Whether for year-round living or a luxurious coastal escape, this property truly has it all.

Council Tax Band: F

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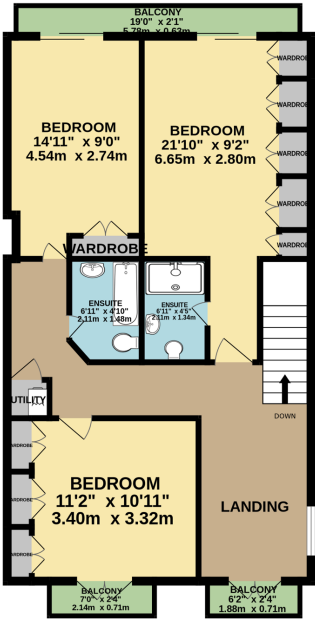
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FIRST FLOOR
1020 sq.ft. (94.8 sq.m.) approx.



2ND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 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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About the Location

Sandbanks is known for being one of the UK's most exclusive places to live, with land values being one of the highest in the world. Located within a short distance of Canford Cliffs village and Lilliput, the Sandbanks peninsula offers sandy beaches with stunning and picturesque views towards Old Harry Rocks.

Poole and Bournemouth town centres are a short distance away, with mainline train links to Southampton and London Waterloo. The chain ferry provides access to The Purbecks, Studland and Swanage. There are a variety of amenities on Sandbanks such as Tesco Express, cafés, a newsagent and the famous Rick Stein restaurant.

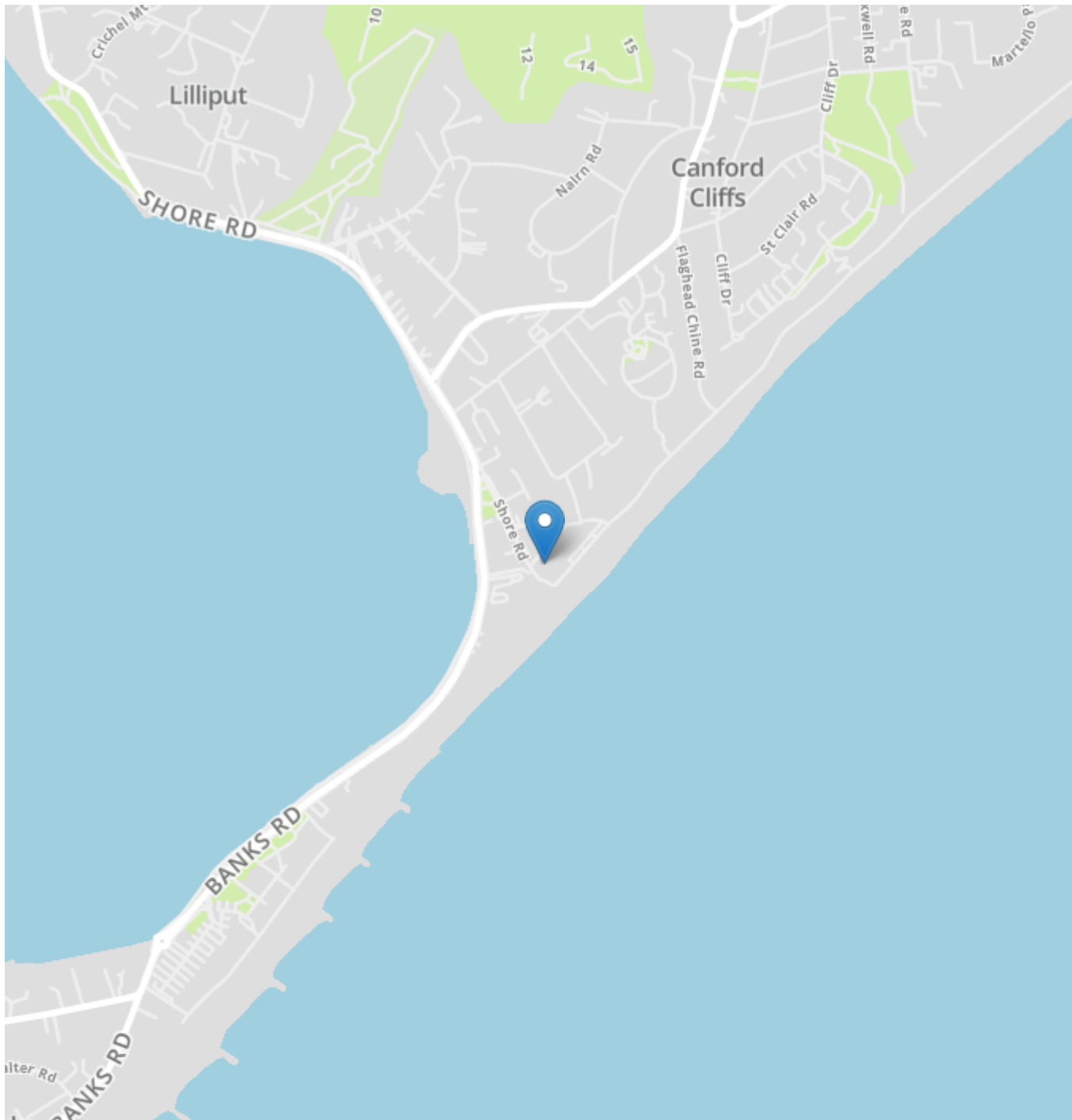



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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