

FOR SALE

Flat 7, 12 Waters Edge, Brudenell  
Road, Canford Cliffs, Poole, Dorset  
BH13 7NN



PHILIPPA SOLE





£700,000

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2 Double bedrooms

En-suite to master

Family shower room

Lovely harbour views

Garage with electric door

Beautifully landscaped grounds

1208 Sq ft

Band F £3102.30

Share of Freehold

## About this property

Welcome to Waters Edge, a beautifully maintained 1,208 sq. ft. ground-floor apartment offering delightful views of Poole Harbour and a perfect blend of coastal charm and modern comforts. Set within immaculately landscaped grounds, this two-bedroom, two-bathroom residence is ideally located just steps from Poole Harbour and a short stroll to the Blue Flag beaches of Shore Road.

Inside, the apartment features a bright and airy living and dining area, with large windows framing serene harbour views. Electric blinds in the living area and kitchen offer added convenience, allowing you to effortlessly adjust the light throughout the day. The well-equipped, modern kitchen includes a built-in fridge freezer, second integral freezer, space for a washing machine and tumble dryer, and a convenient breakfast bar, making it both stylish and functional. The generously sized primary bedroom also enjoys the harbour views and features fitted wardrobes and an ensuite shower room. The updated second bathroom, complete with a circular shower and vanity unit, enhances the comfortable layout, while ample hallway storage ensures practical living. From the living area, step outside to a private patio overlooking beautifully maintained gardens, an ideal space for relaxing outdoors. Parking is convenient, with a single garage featuring an electric door and an additional dedicated surface parking space. While the apartment has been tastefully modernised over the years, with updates to the kitchen and shower room, there remains scope for further enhancements to make this property truly your own. There are a series of works under review to upgrade and modernise the communal areas. Offered with no forward chain, Waters Edge is a delightful waterside retreat awaiting your personal touch.

## Location

Waters Edge enjoys a prime coastal position just 160 meters from Poole Harbour and is conveniently situated a 4-minute walk from the waters at Shore Road and only 10 minutes to the Blue Flag beaches of Sandbanks. This location combines the charm of serene seaside living with easy urban accessibility, including approximately 2 hours by train or car to London. The surrounding area offers endless recreational opportunities many accessible by the nearby bus routes. A pleasant walk along local footpaths leads to the village of Canford Cliffs, where you'll find a range of coffee shops, restaurants, and local amenities. Sandbanks, renowned for its award-winning Blue Flag beaches and breathtaking natural beauty, offers popular dining options such as Lazy Jacks and Rick Stein's celebrated restaurant, as well as the amenities of Sandbanks Yacht Company. For further exploration, the Sandbanks chain ferry provides a quick 10-minute journey to Studland Bay, and daily ferries from Poole Harbour offer routes to Brownsea Island and Swanage.









**Ground Floor**  
Approx. 112.2 sq. metres (1208.0 sq. feet)



Total area: approx. 112.2 sq. metres (1208.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	77
EU Directive 2002/91/EC			

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