

PS

Flat 8, Escalada, 43 Cliff Drive - BH13 7JE

Poole

£2,650 pcm



# Flat 8

## Escalada, Canford Cliffs

A beautifully designed 3-bedroom, modern ground floor garden apartment in this iconic 'art deco' block, located on the cliff top within a short walk of Canford Cliffs village. Finished to an exceptionally high standard, this property is available from the middle of June on an part-furnished basis.

- 0.2 mile walk down Canford Cliffs Chine to Canford Cliffs Beach
- 3 Double bedroom ground floor apartment
- Modern fitted kitchen with central island
- Secure parking space
- En-suite to master
- Study area
- 100m from Canford Cliffs Village
- Part-Furnished
- Pets are Considered
- Available from mid-June 2025

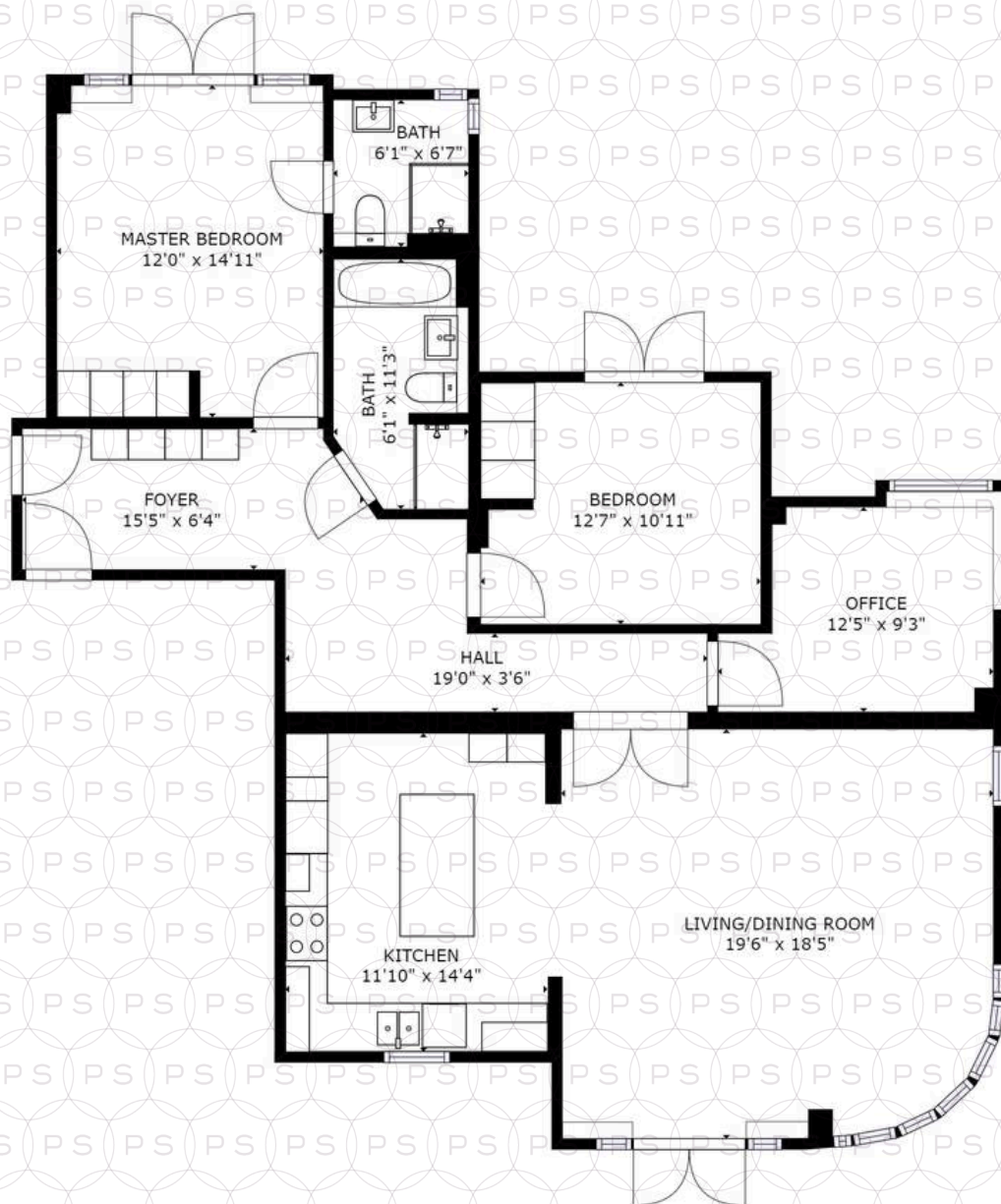




Built approximately 5 years ago in this exclusive development of just twelve apartments. This spacious ground floor apartment offers a stunning blend of contemporary yet comfortable living. The Fully fitted kitchen features granite worktops and a range of integral Gaggenau appliances with an attractive central island. The living room is a good size and features a large wrap around window with double doors leading on to the private terrace which adjoins the gardens. The Master bedroom has a luxury en-suite and fitted wardrobes. Bedroom two enjoys access to the terrace, sharing the family bathroom with bedroom three. The internal hall is a good size and can be used as an office area. With a high specification including underfloor heating, full cabling for terrestrial TV and Sky as well as an intruder alarm and secure basement parking this property would make an ideal weekend or full-time home.

Sitting in an enviable location just yards from the cliff top, the apartment is a short level walk to Canford Cliffs village with its array of boutique cafes and bars, and the beautiful beaches of Canford Cliffs are nearby. The local railway stations at Branksome and Parkstone offer a direct link into London Waterloo.





FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 1316 sq ft  
TOTAL: 1316 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## Philippa Sole Ltd

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