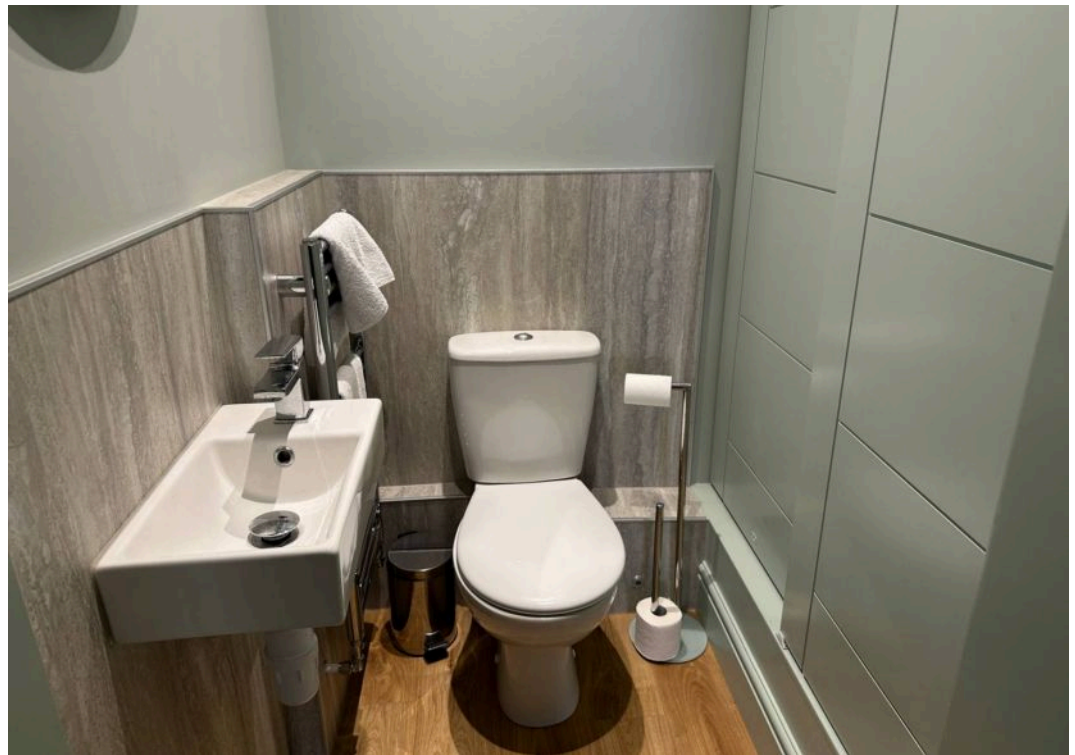
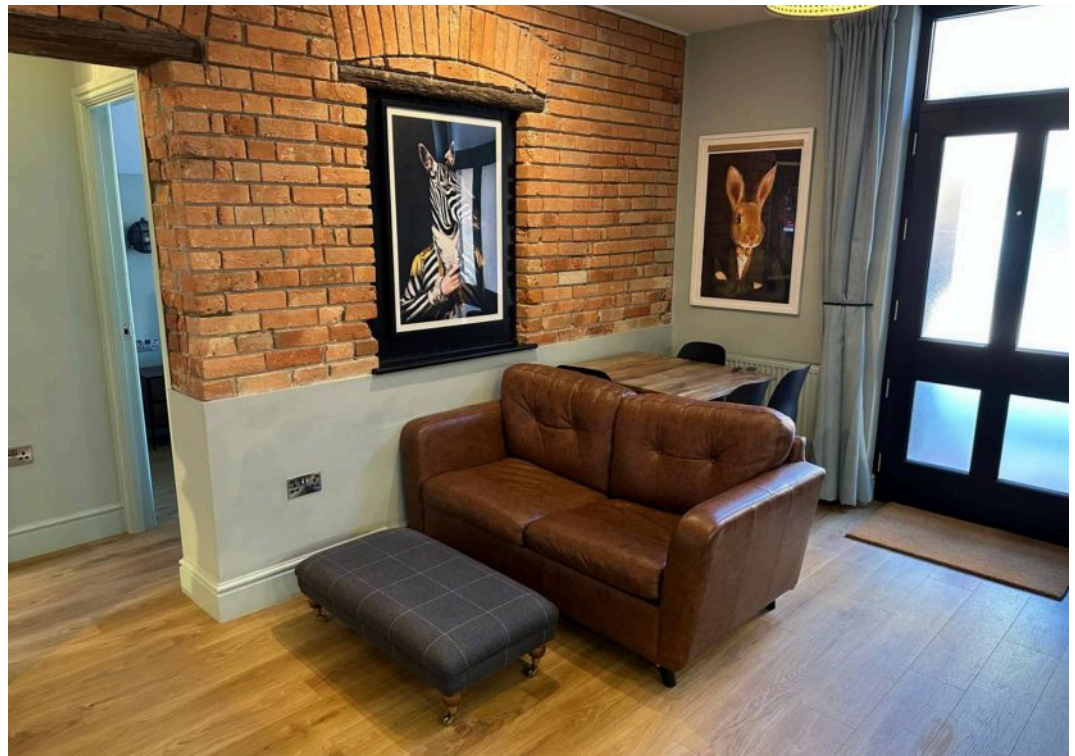
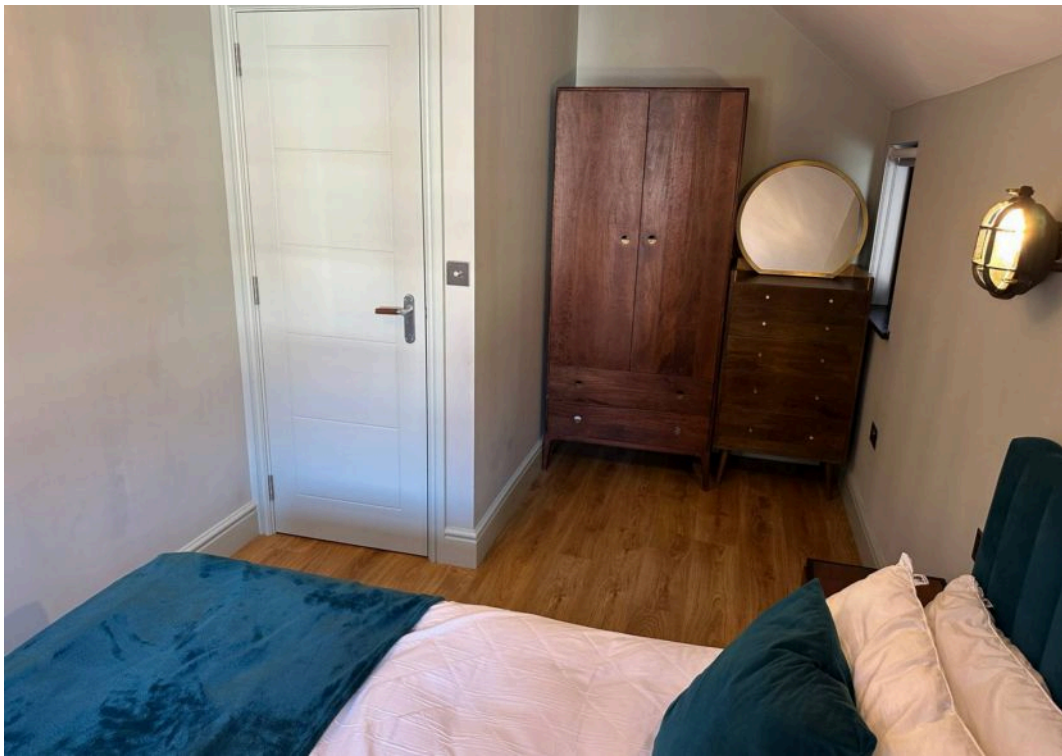


PS



Beach Retreat, 11 Ravine Road, Canford Cliffs, Poole, BH13 7HS

£280,000



Beach Retreat

11 Ravine Road, Canford Cliffs, Poole

Located in the heart of **Canford Cliffs**, this beautifully refurbished **one-bedroom apartment** is the perfect beachside retreat, offering a stylish blend of comfort and convenience just moments from golden sands and vibrant local amenities. Whether you're seeking a chic pied-à-terre or a high-yield Airbnb investment, this light-filled, contemporary property delivers exceptional lifestyle and income potential in an unbeatable coastal setting.

- Ideal Airbnb investment with strong income potential (£30,000–£35,000 p.a.)
- Holiday lets & pets permitted
- One-bedroom layout with dressing area
- Recently refurbished to a high standard throughout
- Stylish open-plan living with exposed brickwork
- Contemporary kitchen
- Separate WC and utility cupboard
- Private entrance for added privacy and convenience
- Communal patio area for outdoor enjoyment
- Beach Parking permit available giving parking available opposite
- Low outgoings: Maintenance approx. £350 p.a.
- Remainder of a 999-year lease



Recently renovated to a high specification, it features an open-plan living space with exposed brickwork and a sleek modern kitchen, a generous double bedroom with dressing area, and a contemporary shower room with a walk-in shower. A separate guest WC also houses a utility cupboard with a washing machine and combi boiler. With its own private entrance, pets welcome, and holiday lets permitted, and the use of a communal patio area, the property is perfectly suited for use as a second home or high-yield Airbnb investment with an estimated income of £30,000–£35,000 per annum.

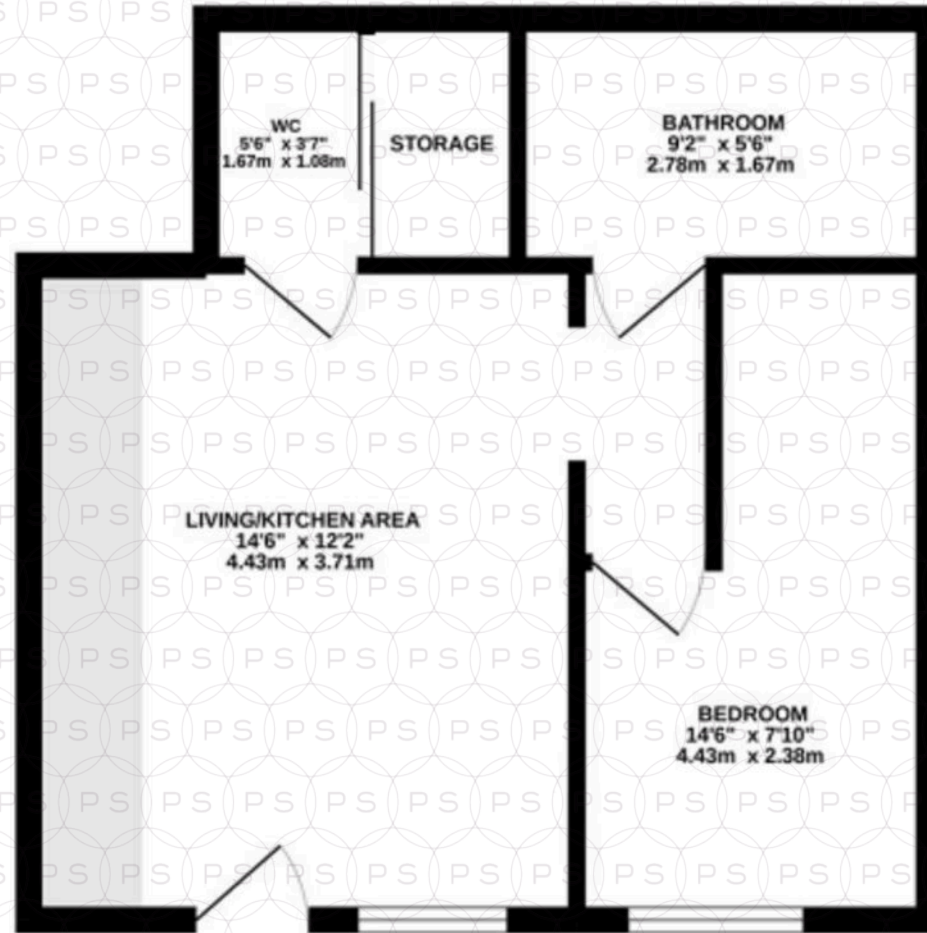
A resident beach parking permit can be obtained for all the beach car parks including the public car park opposite for approximately £180 per annum.

Location:

Just a 3-minute walk to Flaghead Chine beach, and close to local amenities, bus routes, and train stations with direct links to London. A parking permit can be obtained for the public car park opposite for approximately £180 per annum. Set in the sought-after Canford Cliffs village, within easy reach of Sandbanks, Poole Harbour, boutique cafés, and Parkstone Golf Club, this property offers the very best of coastal living. Offered with the balance of a 999-year lease, low maintenance approx £350 p.a. based on a 10% share of the overall maintenance cost for the building and ground rent (£0 p.a.). offer with vacant possession and contents by separate negotiation.



GROUND FLOOR 378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 378 sq.ft. (35.1 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
Made with: Hologram 5/2022



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.