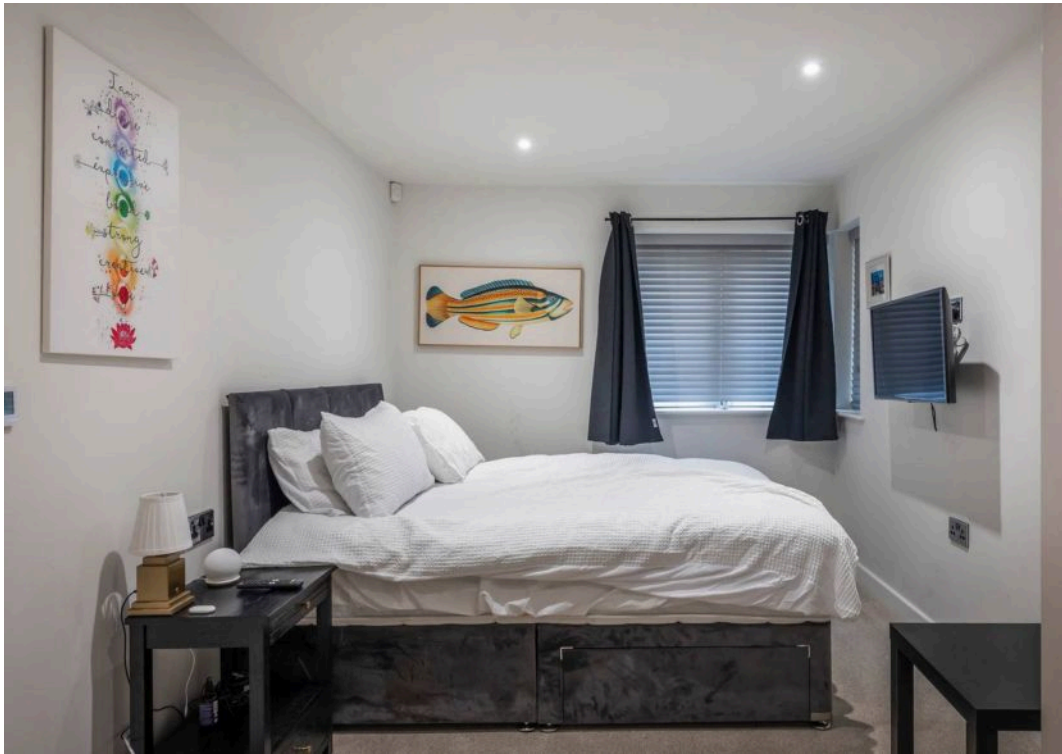


PS

Flat 4, Hawkhurst, 59 Haven Road, Canford Cliffs - BH13 7DN
OIEO £450,000|



Flat 4, Hawkhurst, 50 Haven Road

Canford Cliffs, Poole

Experience luxurious coastal living with this newly constructed two double bedroom, two-bathroom luxury ground-floor apartment. Nestled in the highly coveted Canford Cliffs BH13 area, this bright and airy abode offers a perfect blend of elegance and modern convenience. It is ideally located within walking distance to the beach via Flaghead Chine and boasts a convenient pathway leading directly to Canford Cliffs Village.

- Gated footpath leading to Flaghead Chine
- Bright and Airy Open-Plan Living Area
- Luxurious ground floor apartment
- 2 Double bedrooms with ensuite to the principal
- Modern Kitchen with High-End appliances
- Underfloor heating
- Lift to all floors
- Secure underground parking and bike store
- Electric car charging
- Council Tax Band F - £3257.14
- Approx 775 sq.ft. / 72 sq.m.
- EPC Rating: B

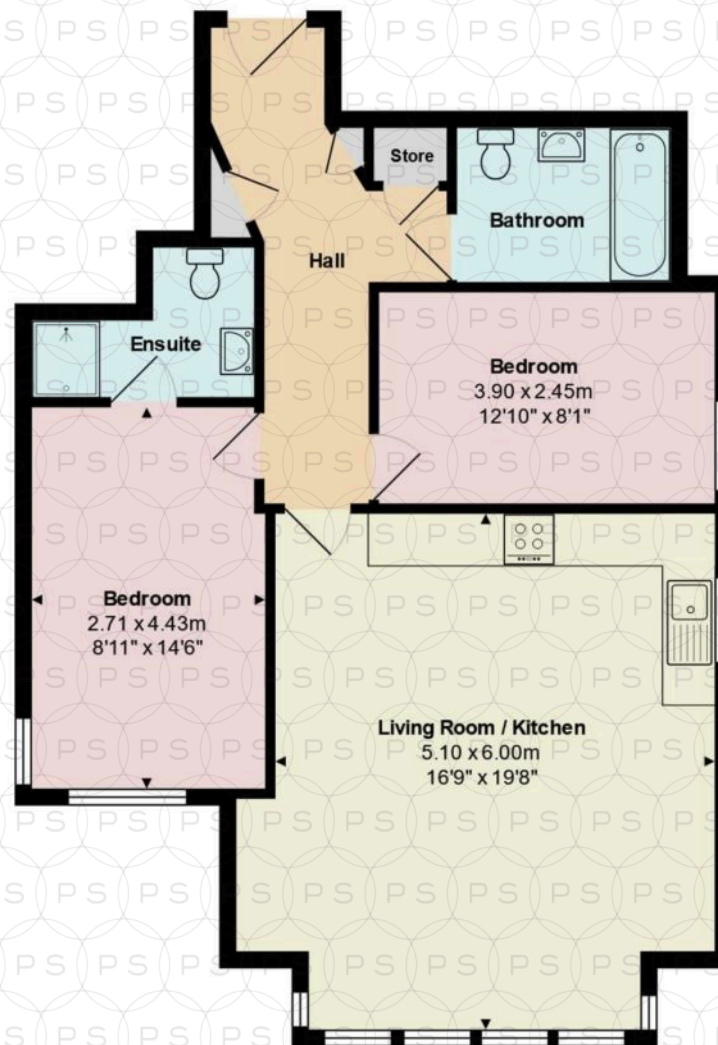


The apartment boasts a spacious open-plan living area. The minimalistic indigo matte finish kitchen, accented with rose gold handles and a 20mm marble quartz worktop, is equipped with high-end Bosch appliances including an induction hob, cooker hood, integrated single oven and microwave, as well as an integrated 70/30 fridge/freezer, dishwasher, and washer/dryer. The kitchen, living room, and hallway feature Amtico wood-effect flooring, enhancing the contemporary feel of the space. The generously appointed principal bedroom features bespoke fitted wardrobes and a contemporary en-suite shower room, complete with fully tiled walls and floor by Bocchetta Ceramica, Ideal Standard wall-hung WC, Crosswater chrome brassware, RAK Joy wall-hung vanity unit with Scandinavian Oak finish, and matte grey heated towel rails. The versatile second double bedroom is equally spacious, and a further bathroom boasts a bath with an overhead shower, finished to the same high standard. Designed for comfort and convenience, the apartment is equipped with a gas boiler providing underfloor heating throughout, a water softener, LED lighting, polished chrome electrical fittings, Sky Q readiness, and high-level TV points. Additional features include a secure entry system and a lift to all floors. Residents benefit from secure underground parking for one vehicle, pre-wired for electric car charging. There are also two additional visitor parking spaces available underground. Communal facilities include access to a secure bike store and the beautifully landscaped communal gardens, which lead to a footpath providing direct access to Canford Cliffs Beach.

Location:

Conveniently located near Canford Cliffs Village and Lilliput Village, residents have access to an array of local amenities including fine dining restaurants, cosy cafes, and boutique shops. The nearby marinas provide opportunities for sailing and water sports enthusiasts. Excellent transport links, including the A338 out of Bournemouth and nearby train stations, offer easy commutes to London Waterloo. Situated in one of the most sought-after areas, the property is just a short distance from the golden sands of Canford Cliffs Beach. The gated pedestrian access down Flaghead Chine to the beach allows for effortless enjoyment of seaside activities, scenic walks, and breath-taking sunsets.





Total Area: 72.0 m² ... 775 ft²

All measurements are approximate and for display purposes only



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