

PS

Flat 5, Stoneleigh, 17 Martello Road South - BH13 7HQ

£550,000

PS







## Flat 5, Stoneleigh

17 Martello Road South, Canford Cliffs, Poole

Set just 350 metres from the golden sands of Canford Cliffs Beach, this immaculately maintained three-bedroom apartment offers bright and spacious living in a prime coastal village location. Situated on the second floor of the sought-after Stoneleigh development, the property benefits from a south-facing balcony, underground garage, and beautifully kept communal gardens.

- Spacious second floor apartment in central Canford Cliffs
- Three double bedrooms with built-in storage
- Two bathrooms plus guest WC
- South-facing balcony with tree-lined outlook
- Bright dual-aspect living and dining areas
- Underground garage and lift access
- Beautifully maintained communal gardens
- 350 metres to Canford Cliffs Beach
- Moments from local shops and restaurants
- Available for immediate occupation
- 1,356 sq.ft
- Council Tax Band: F £3,257.14
- Share of Freehold
- EPC Rating: C





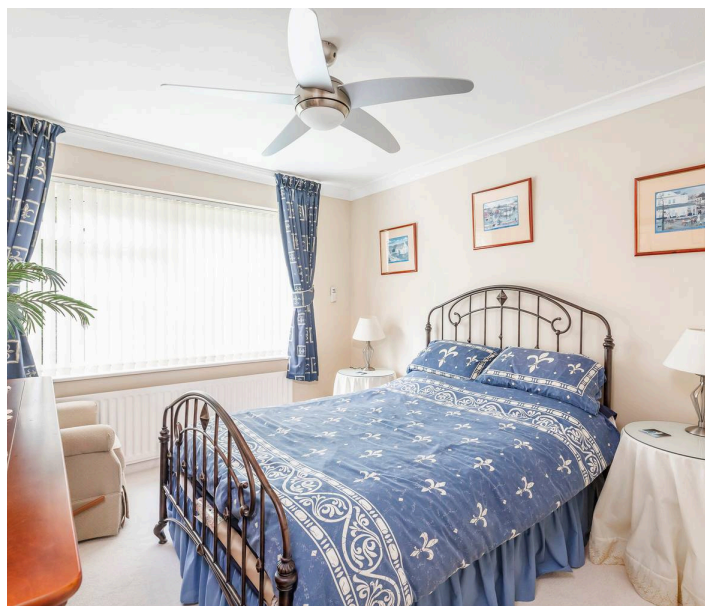
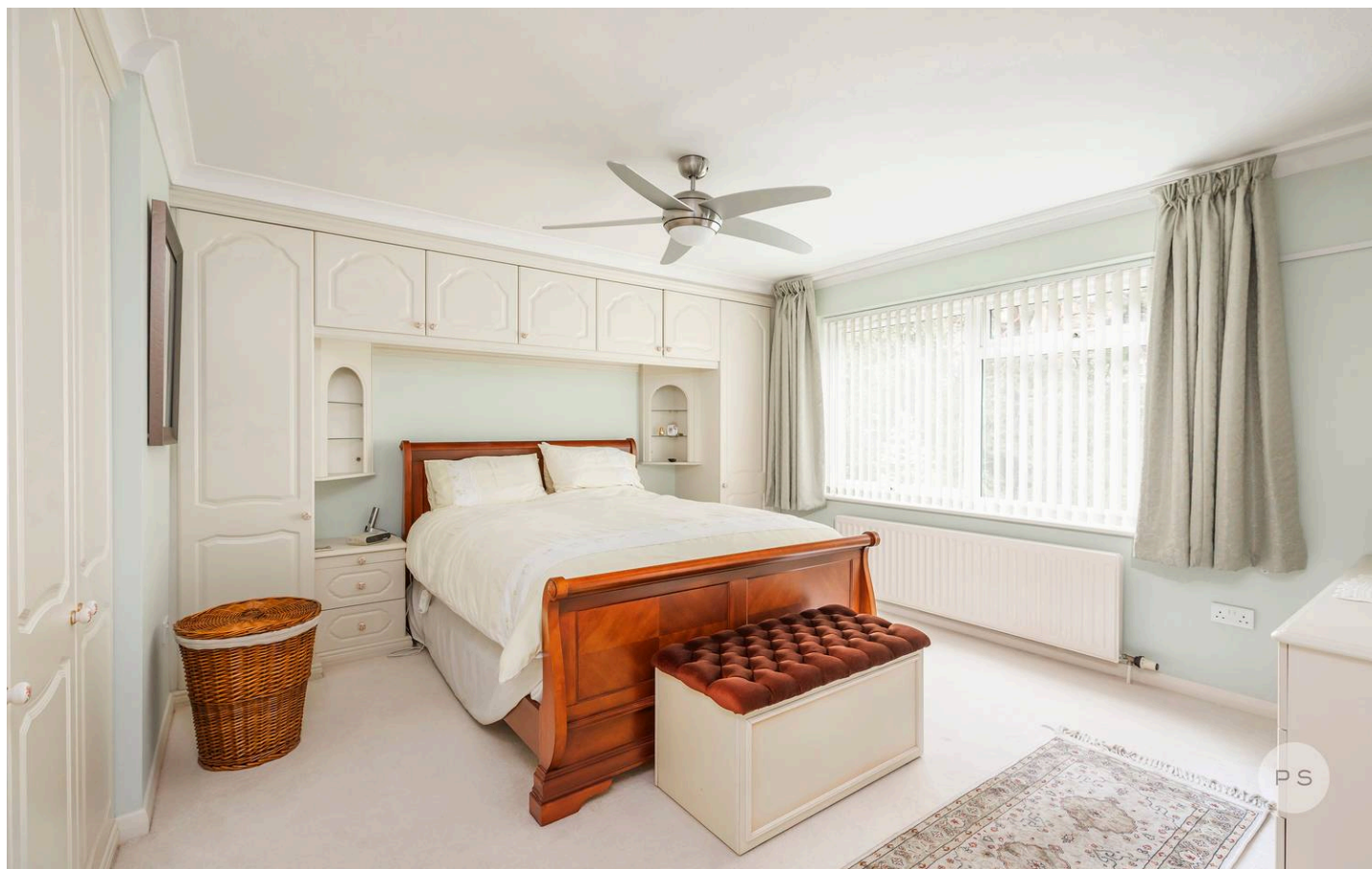
A welcoming entrance hall with multiple storage cupboards leads to the large living room, which opens onto a formal dining space and the sunny balcony with leafy views overlooking the lovely communal garden. The kitchen is well appointed with contemporary cabinetry and generous storage.

The apartment provides three generous double bedrooms, each with built-in wardrobes. The principal bedroom features a modern en-suite shower room, while a family bathroom, guest WC, and additional hallway storage complete the layout.

Stoneleigh is known for its well-managed communal areas and lift access throughout the building. The apartment also comes with two parking spaces, one being in the secure underground garage parking with additional bike storage.

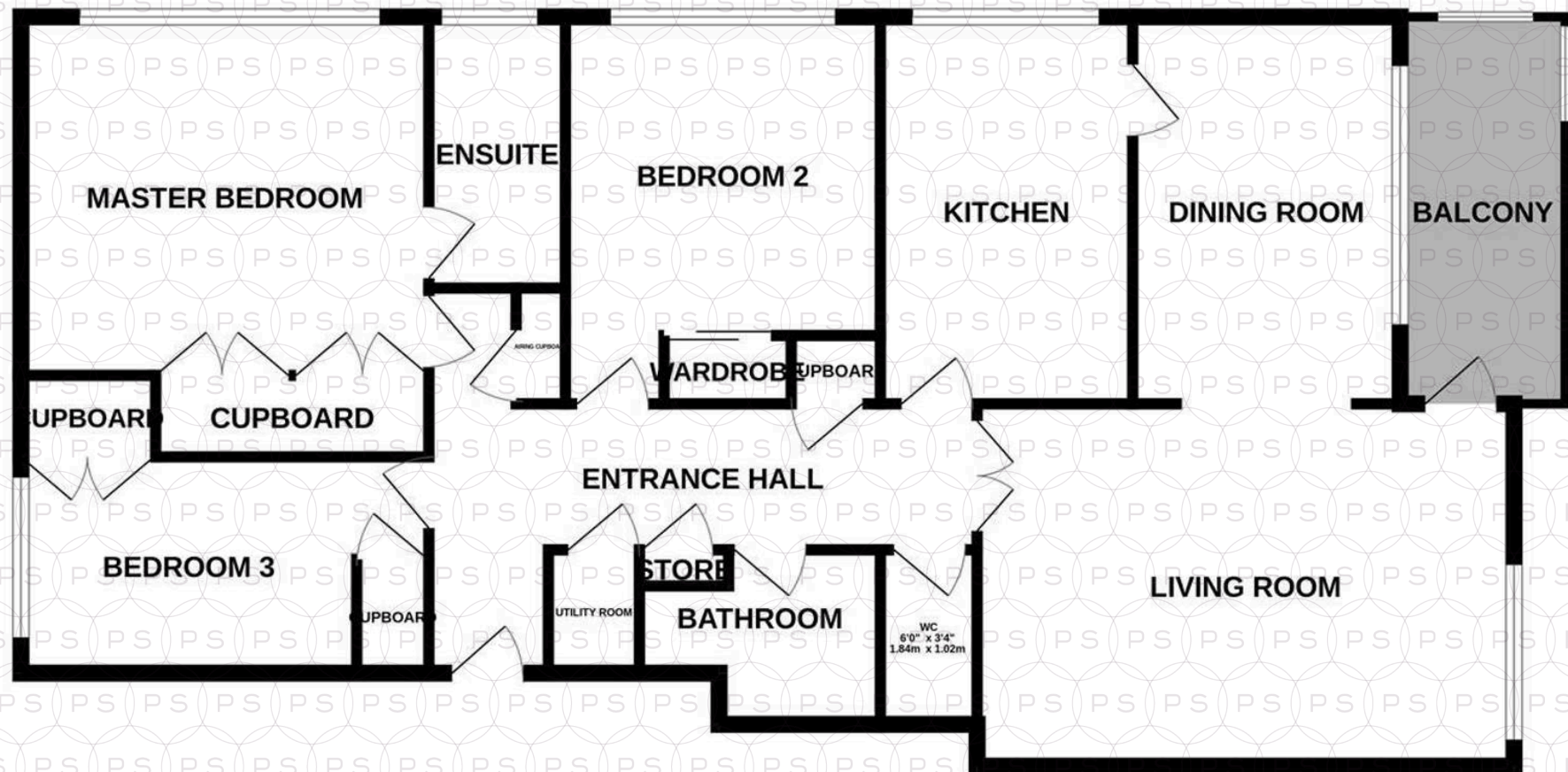
### Location

Perfectly positioned in the heart of Canford Cliffs Village, this apartment enjoys a short level walk to boutique shops, cafés, and local amenities. The award-winning sandy beach is just 350 metres away, offering direct access to the coastline. Poole Harbour and the famous Sandbanks Peninsula are nearby, ideal for sailing, paddleboarding, and coastal walks. Parkstone Golf Club is under one mile away, while both Poole and Bournemouth town centres are approximately two miles equidistant. London is easily reached via nearby train links, with Parkstone and Branksome stations providing direct services to Waterloo.





# SECOND FLOOR



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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