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Flat 4, The Saltings, 19 Cliff Drive - BH13 7JE

Guide Price £875,000





## Flat 4, The Saltings

Canford Cliffs, Poole

This stunning coastal apartment offers breathtaking panoramic sea views, providing an ever-changing waterfront landscape that can be enjoyed from the comfort of your home. Situated in the exclusive 'The Saltings' development, this property blends luxury with tranquility, making it an ideal seaside retreat.

- Breathtaking coastal views
- Small exclusive development
- Prime beach location
- 3 double bedrooms
- Open plan living/dining room enjoying fabulous views
- Large balcony enjoying uninterrupted ocean views
- Secure underground parking and private storage
- Prestigious and peaceful living
- Modern fitted kitchen and separate utility
- Level walking distance to the shops at Canford Cliffs
- Share of Freehold
- Service charge £3,300 pa
- Total approx. Floor Area: 1117 sq.ft
- Council Tax band G: £3,758.23
- EPC Rating: C



Upon entering, a welcoming entrance hallway provides a sense of space and sophistication, with the added convenience of a separate utility room for smart storage solutions. The heart of the home is the bright and spacious living/dining area, which is flooded with natural light and seamlessly extends onto a large private balcony, offering uninterrupted sea views. The sleek and stylish kitchen is thoughtfully designed with modern appliances and a sliding pocket door, allowing for an open-plan feel or complete privacy as desired. Whether you're hosting guests or enjoying a quiet evening in, this space is perfect for entertaining.

The principal bedroom suite is a true sanctuary, featuring stunning sea views, direct balcony access, and an elegant ensuite bathroom. Two additional well-proportioned bedrooms offer versatility for family, guests, or a home office, complemented by a beautifully designed contemporary shower room.

This exclusive development ensures secure and peaceful living, with well-maintained grounds reserved for residents only. The property includes an allocated underground parking space and a private lockable storage facility.

### Location

Located a short stroll from Canford Cliffs Village, with easy access to boutique shops, stylish cafés, and fine dining establishments and various walkways to golden sandy beaches. With its prestigious coastal setting, this is a rare opportunity to embrace an elegant and relaxed seaside lifestyle. With a share of the freehold, this home guarantees long-term value and peace of mind. Please note that to maintain the quiet enjoyment of residents, pets and holiday lets are not permitted.







## Philippa Sole Ltd

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