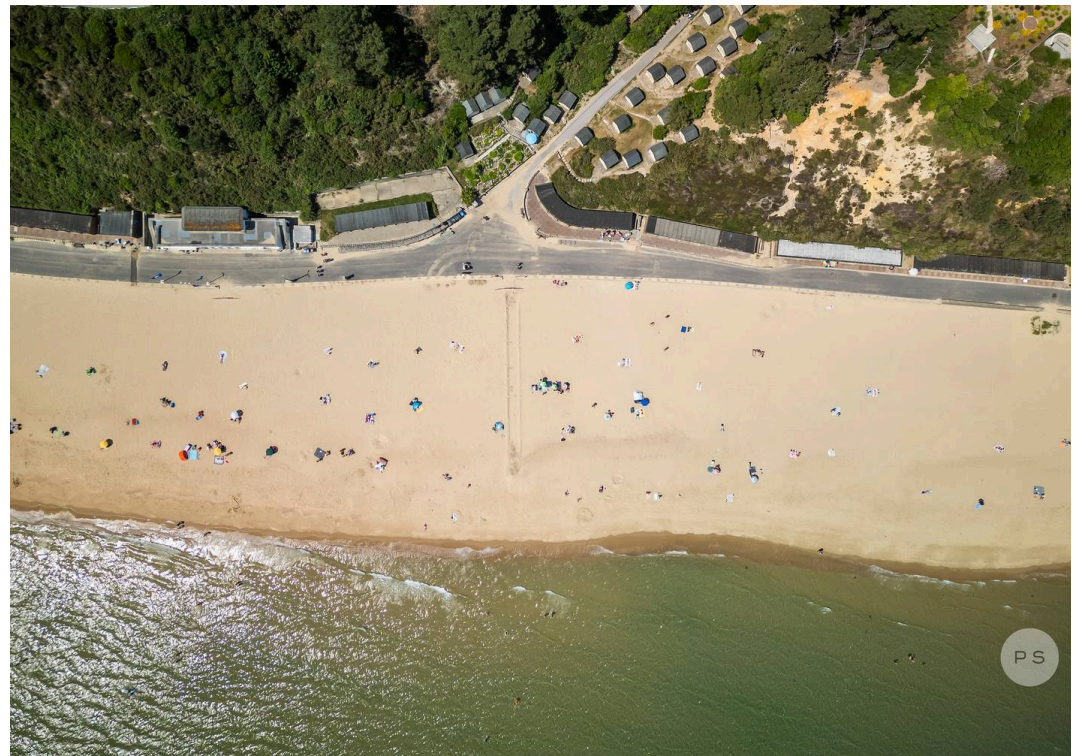


PS

Flat 7, Strata, 150 Canford Cliffs Road, Poole, BH13 7ER

For Sale £635,000

PHILIPPA SOLE
SALES, LETTING & SEARCH AGENT

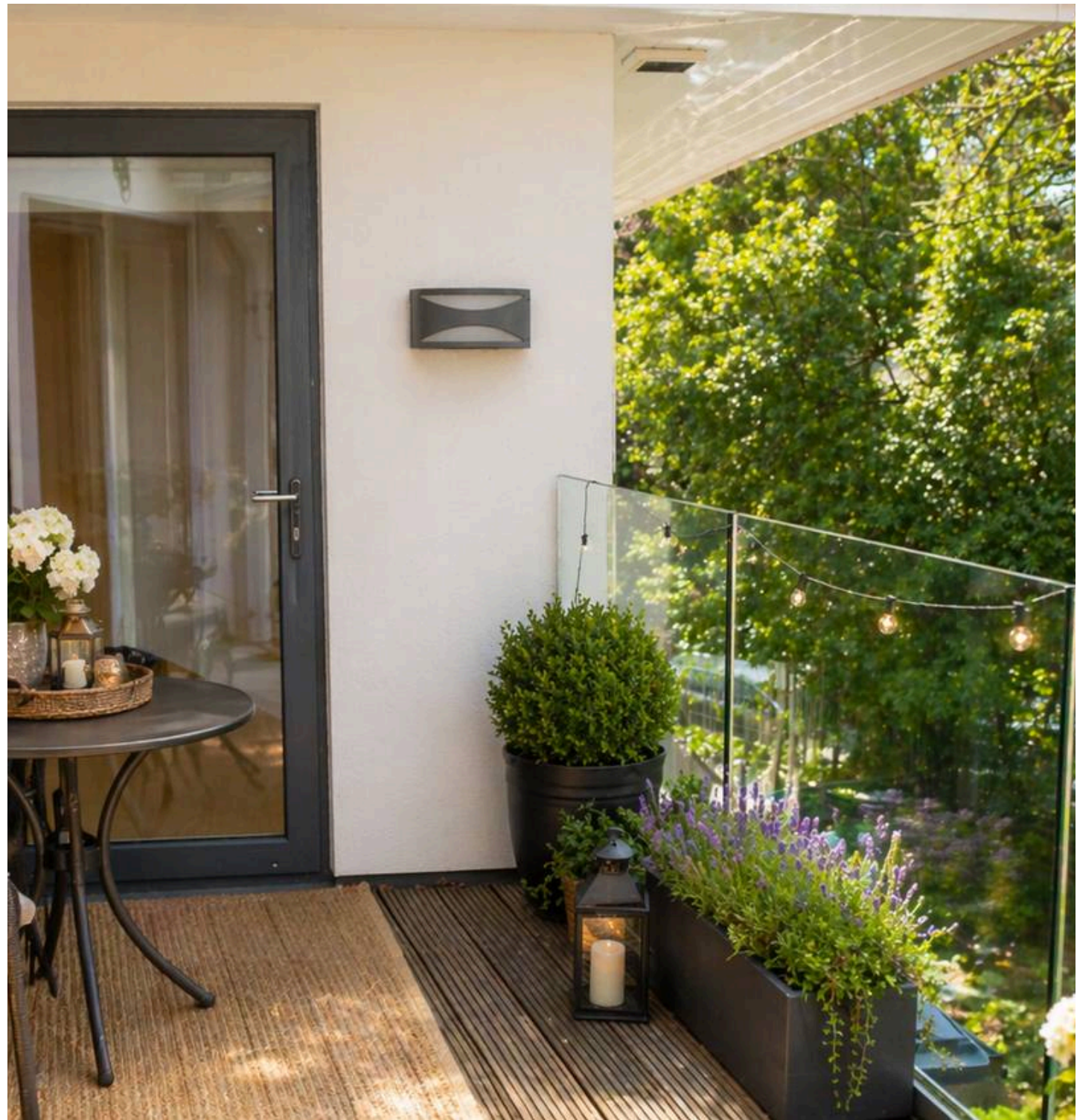


Strata

Canford Cliffs

Just 13 years old, this is a contemporary south-west facing three bedroom first-floor apartment situated in a premium residential development, located just 500 metres from Canford Cliffs Village.

- Within 500 metres of Canford Cliffs Village
- South facing balcony accessed from living space and all three bedrooms
- Three bedrooms, two bathrooms
- First floor within a contemporary development
- Open plan kitchen / dining / living room with defined zones
- Luxury ensuite & fitted wardrobes to principal bedroom
- Approx. 800 metres to the beach via Canford Cliffs & Flaghead Chine walkways
- Close to Compton Acres Gardens, Café, Italian Deli & Gift Shop
- Secure underground parking with allocated space
- Private underground lock up store room suitable for paddleboards or bikes
- Lift access to all floors
- Approx. Total Area inc. Balcony 1,313 sq.ft
- EPC Rating B
- Share of Freehold
- Maintenance £4,271 per annum

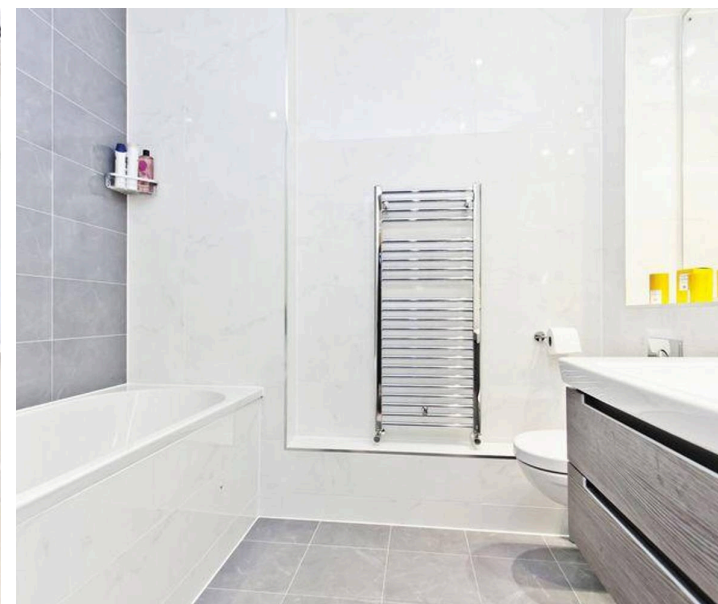
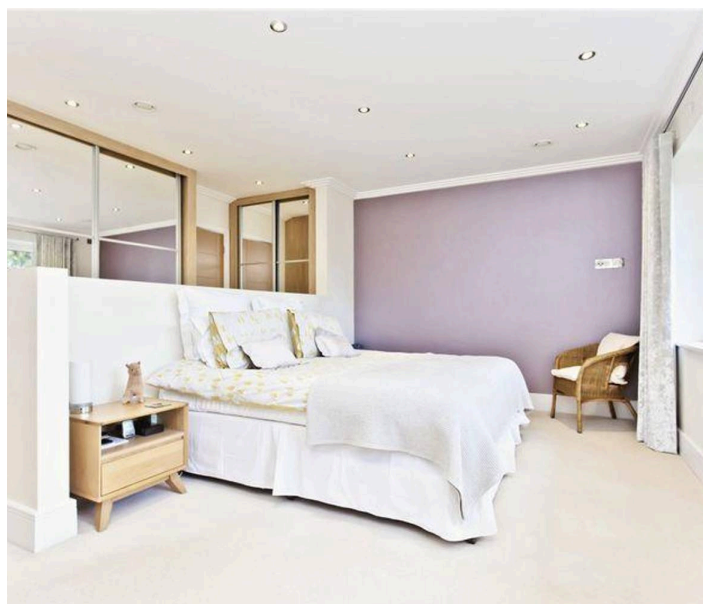
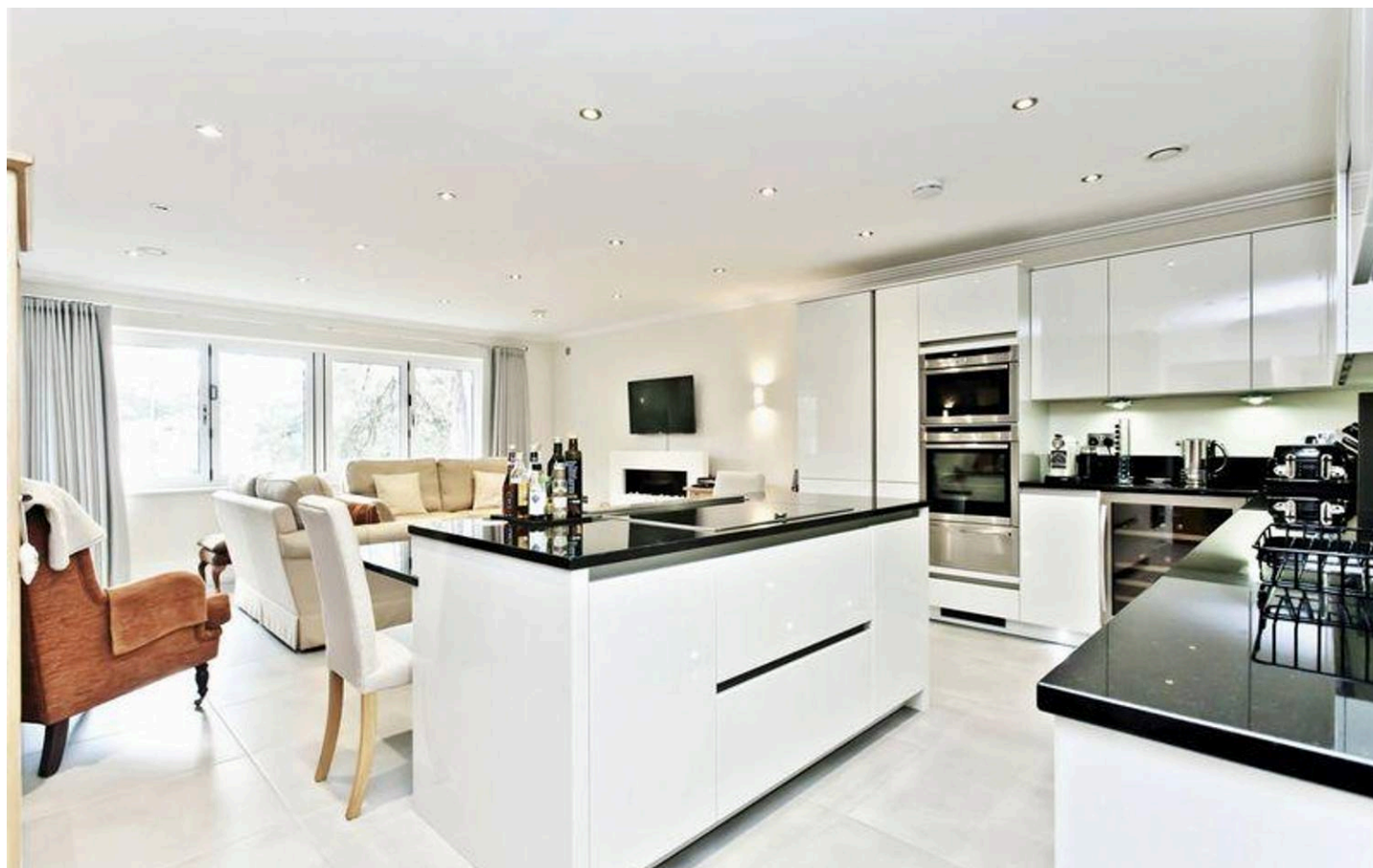


A central hallway greets you offering practical integrated storage, alongside a separate utility room, discreetly away from the main living areas. The kitchen / dining / living room is arranged as a single open space with defined seating and dining zones without compromising flow. A central island with granite worktops anchors the kitchen, while large glazed bifolds draw in plenty of light and lead directly out to the balcony. The south facing balcony sits centrally to the apartment, positioned to capture consistent light throughout the day, and is accessed from both the living space and each of the three bedrooms. The principal bedroom is notably well proportioned, with fitted wardrobes and a luxury ensuite. The second bedroom also includes built-in storage, while the third bedroom offers flexibility as a study or occasional guest room. A family bathroom serves these rooms with a clean, contemporary finish.

The property has the benefit of underfloor heating throughout, as well as a lift providing access to underground parking where there is an allocated parking space and lock up cupboard, offering practical storage for paddle boards, bicycles or beach equipment.

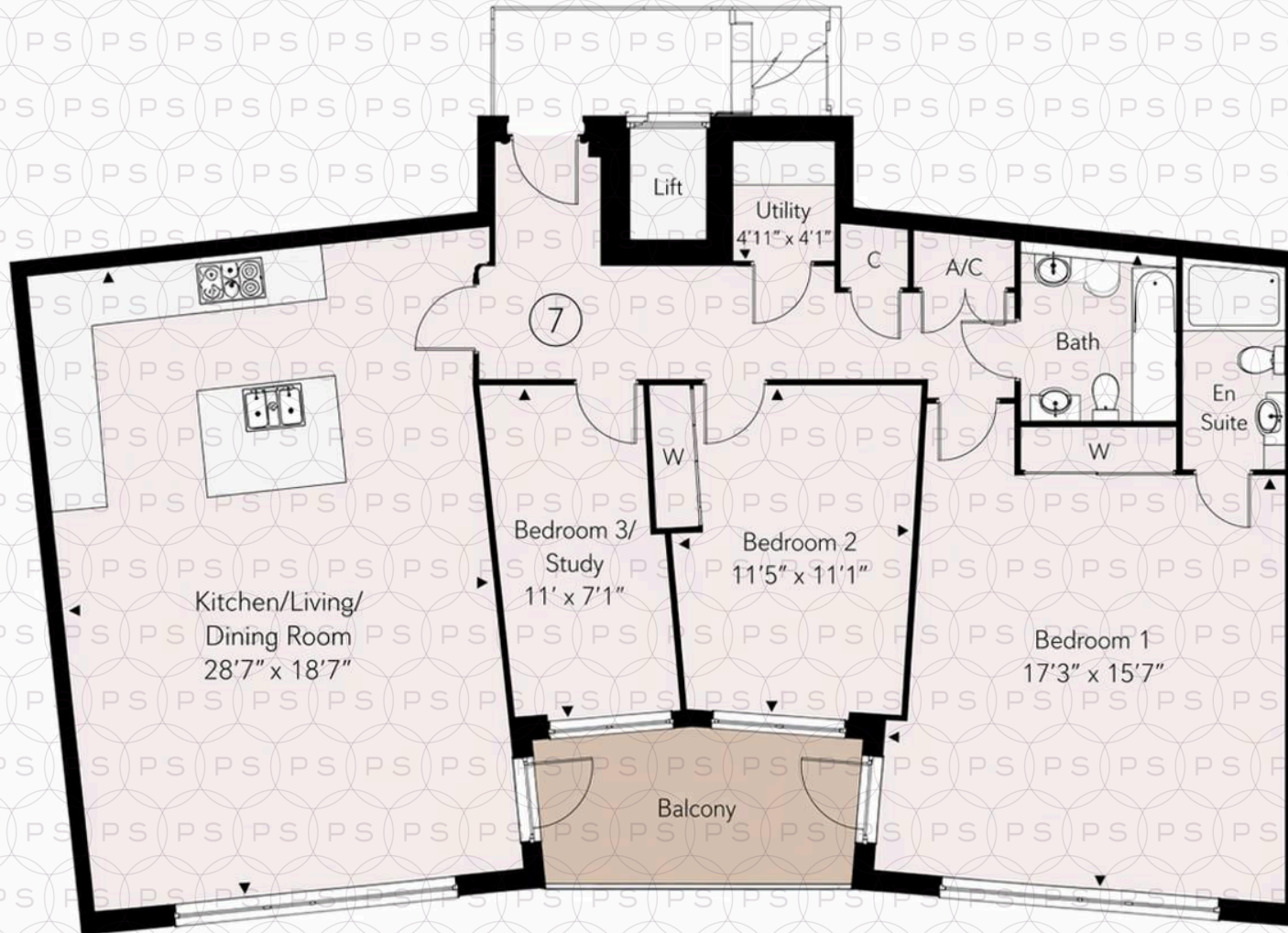
LOCATION:

Canford Cliffs is a highly desirable residential area with a strong mix of everyday convenience and lifestyle amenities. Compton Acres sits moments away, offering a café, garden centre, Italian pantry & gift shop, while Canford Cliffs Village itself provides a range of independent options including award winning Oxfords bakery & deli, popular Baffi Pizzeria, Stock fine dining and a variety of cafés and coffee spots, alongside a Tesco Local for day to day use. For those seeking leisure facilities, SuStudio offers pilates and lifestyle classes, while Parkstone Golf Club is also close by. Flaghead Chine and Canford Cliffs Chine, both circa 800 metres from the apartment, lead directly to the sandy beaches, opening up a plethora of watersports options. Parkstone & Branksome Railway Stations provide direct services to London Waterloo in around two hours, for those seeking to be well connected to city working whilst balancing with a lifestyle by the sea - an option that many in the local area choose.



FLAT 7, STRATA

FIRST FLOOR



Approximate Gross Internal Area
1,313 sq ft (122.0 sq m)

This floor plan is for illustrative purposes only.
All measurements are approximate and not to scale.
Prospective buyers should verify all details independently.



Philippa Sole Ltd

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