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Flat 1, Canford Court, 7 Cliff Drive, Canford Cliffs, Poole - BH13 7JD

For Sale £775,000

PS



Canford Court

Canford Cliffs

This outstanding three bedroom ground floor apartment has been extensively re designed by the present owners. Occupying an enviable cliff-top position, just a few steps away from the award winning Canford Cliffs Beach in one of the most sought after coastal locations on the South Coast.

- Overlooking sandy beach with blue sea & sky views
- £300K recently invested in external improvements: new balconies, repointing & roof refurbishment
- Modern redesign by the current owners
- Ground floor with private patio & wrap-around communal garden
- Three double bedrooms with two en-suites
- Principal bedroom with fitted wardrobes and luxury shower room
- Second bedroom with full en-suite bathroom
- Canford Cliffs village a short level walk
- Garage and off road parking
- Exceptional presentation throughout
- No forward chain
- Internal floor area 1,421 sq.ft.
- Service Charge: £3,500 pa
- Council Tax Band E: £2,933.31
- EPC Rating: C
- Share of Freehold



Designed with modern lifestyles in mind, the apartment offers a truly impressive open-plan living space that brings together a sleek kitchen, elegant dining area, and welcoming lounge. This effortless layout is perfect for relaxed everyday living and sophisticated entertaining. French doors flood the space with natural light and lead onto a private patio and beautifully landscaped communal gardens, with panoramic sea views.

The principal bedroom suite is both spacious and thoughtfully appointed, with generous fitted wardrobes and a stylish en-suite shower room. The second double bedroom offers a similarly luxurious feel, complete with its own en-suite bathroom, ideal for visiting guests or family members. The third bedroom provides superb versatility, as a guest bedroom or work from home space.

Practical touches are seamlessly integrated, including a separate guest cloakroom, a utility cupboard and a private garage along with off-road parking. A notable advantage is the recent completion of significant external enhancement works. Funded collectively by the building's ten owners, £300,000 has been invested in new balconies, extensive repointing and roof improvements, reflecting a proactive approach to stewardship and preserving the quality of the building for future ownership.

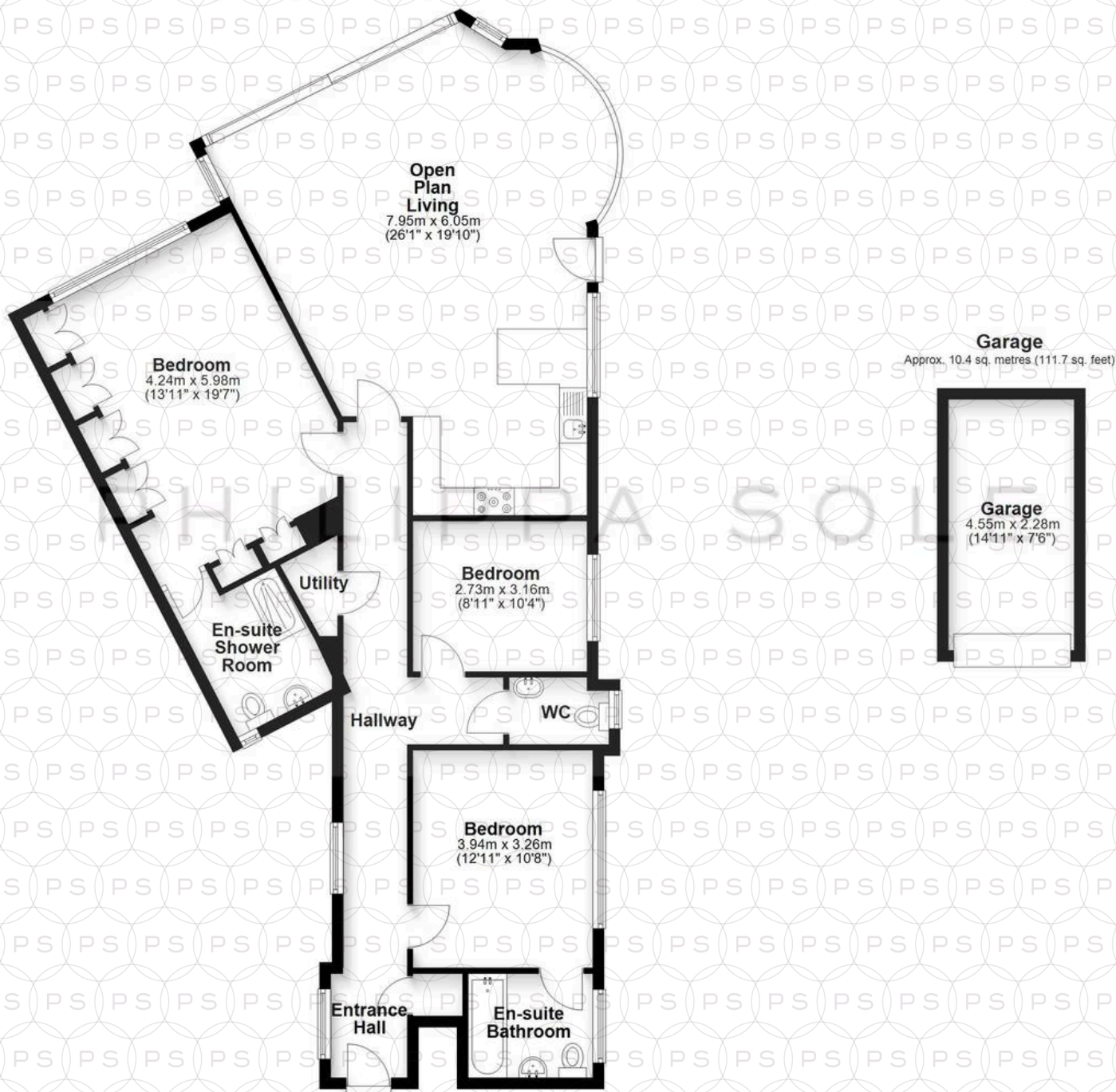
LOCATION:

Positioned on the sought after Cliff Drive, this location is particularly well suited to those seeking a balance between coastal living and everyday convenience. Canford Cliffs Village is within easy reach, offering independent cafés, Oxford's Bakery & Deli, Tesco Express and a variety of restaurants for informal dining and socialising. The beach is accessible on foot via Canford Cliffs Chine, making spontaneous swims, paddleboarding sessions and weekend walks part of daily life. The apartment's direct access to the garden creates an extension of the living space, providing a secure area for children to play or for relaxing outdoors, while the garage offers valuable storage for bikes, paddleboards, beach equipment and the practicalities of family life. Parkstone Golf Club, local tennis clubs and Poole Harbour's watersports facilities are all nearby, while Branksome railway station provides direct services to London Waterloo in approx. two hours. It is a location that combines outdoor living,



Ground Floor

Approx. 121.6 sq. metres (1309.3 sq. feet)



Open Plan Living

7.95m x 6.05m
(26'1" x 19'10")

Bedroom
4.24m x 5.98m
(13'11" x 19'7")

Utility

En-suite Shower Room

Hallway

Bedroom
2.73m x 3.16m
(8'11" x 10'4")

WC

Bedroom
3.94m x 3.26m
(12'11" x 10'8")

Entrance Hall

En-suite Bathroom

Garage

Approx. 10.4 sq. metres (111.7 sq. feet)

Garage

4.55m x 2.28m
(14'11" x 7'6")

Total area: approx. 132.0 sq. metres (1421.0 sq. feet)



Philippa Sole Ltd

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