

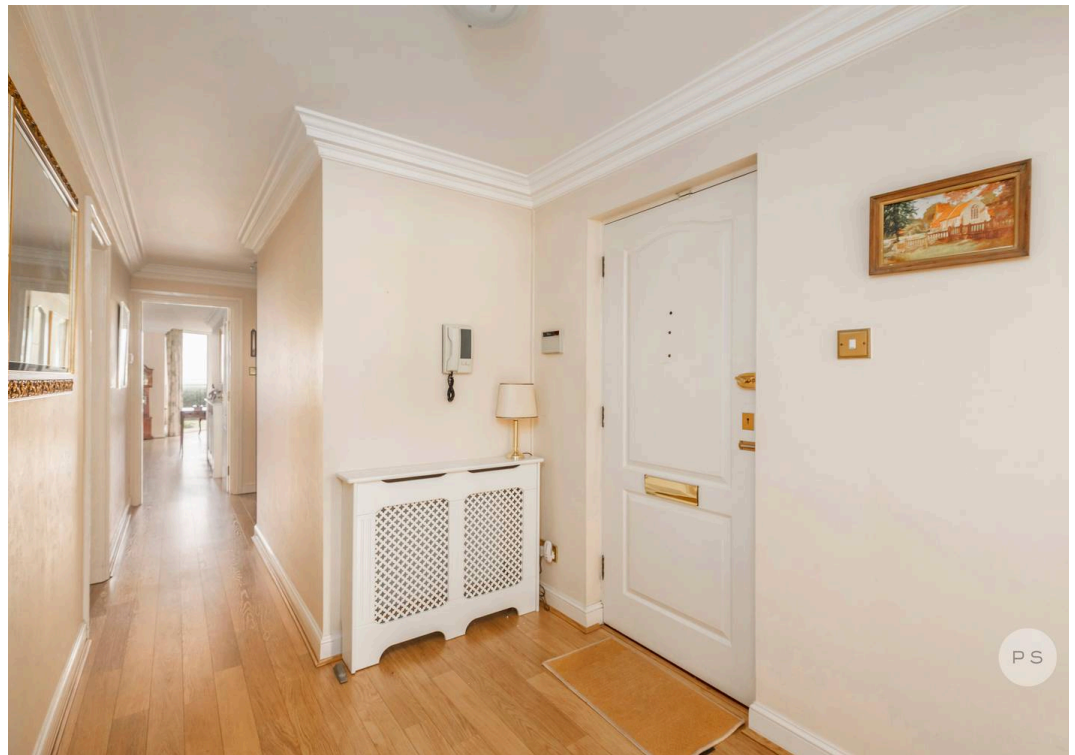
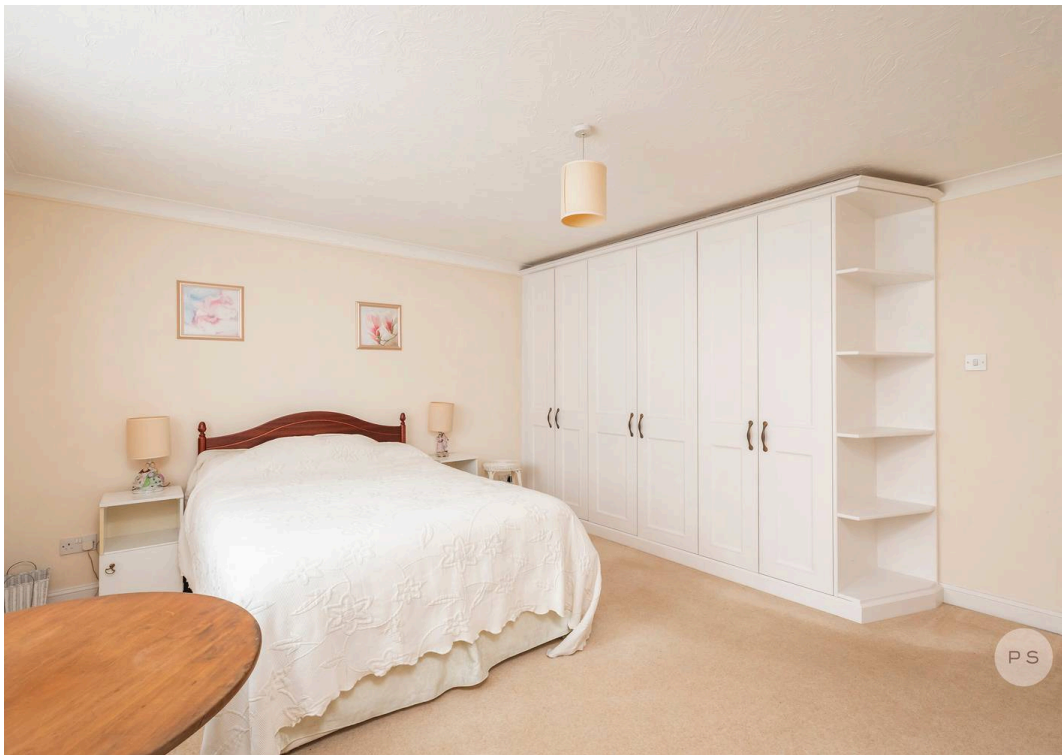
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Flat 1, Lost Rings, 9 Cliff Drive, Canford Cliffs, Poole - BH13 7JE

Guide Price £825,000

PS



Flat 1, Lost Rings

Positioned on the prestigious Cliff Drive, Flat 1, Lost Rings offers an exceptional opportunity to enjoy life by the coast within one of Canford Cliffs' most sought after addresses. Forming part of an exclusive development of just three apartments, this spacious ground floor residence enjoys attractive sea views, generous proportions and a private terrace, all just moments from the beach. Presented in good decorative order, the apartment offers comfortable living today with scope for a purchaser to introduce their own style over time.

- Three well-proportioned bedrooms
- Pleasing sea views from principal rooms and terrace
- One of only three apartments in the block
- 250m walk to footpath to Blue Flag beaches
- Perfect as main or a second home
- Spacious ground floor lifestyle apartment
- Excellent opportunity to personalise and update
- Two bathrooms (one en suite)
- Garage plus allocated parking space
- No forward chain
- Approximately 1,248 sq.ft including terrace
- Council Tax Band G - £3999.98
- EPC rating C
- Service charge £1,800 pa
- Share of Freehold



About this Property

The accommodation is thoughtfully arranged around a welcoming entrance hall, leading through to a generous living and dining room that forms the heart of the home. Large doors open directly onto a private semi enclosed terrace, creating a natural extension of the living space and providing an ideal setting for outdoor dining, morning coffee or simply enjoying the coastal outlook.

The kitchen is well appointed with a range of fitted units, integrated appliances and ample storage, offering practical everyday functionality while presenting potential for future enhancement.

There are three well proportioned bedrooms, providing flexibility for visiting family, guests or home working. Two bedrooms benefit from fitted wardrobes, while a family bathroom serves the accommodation.

Outside

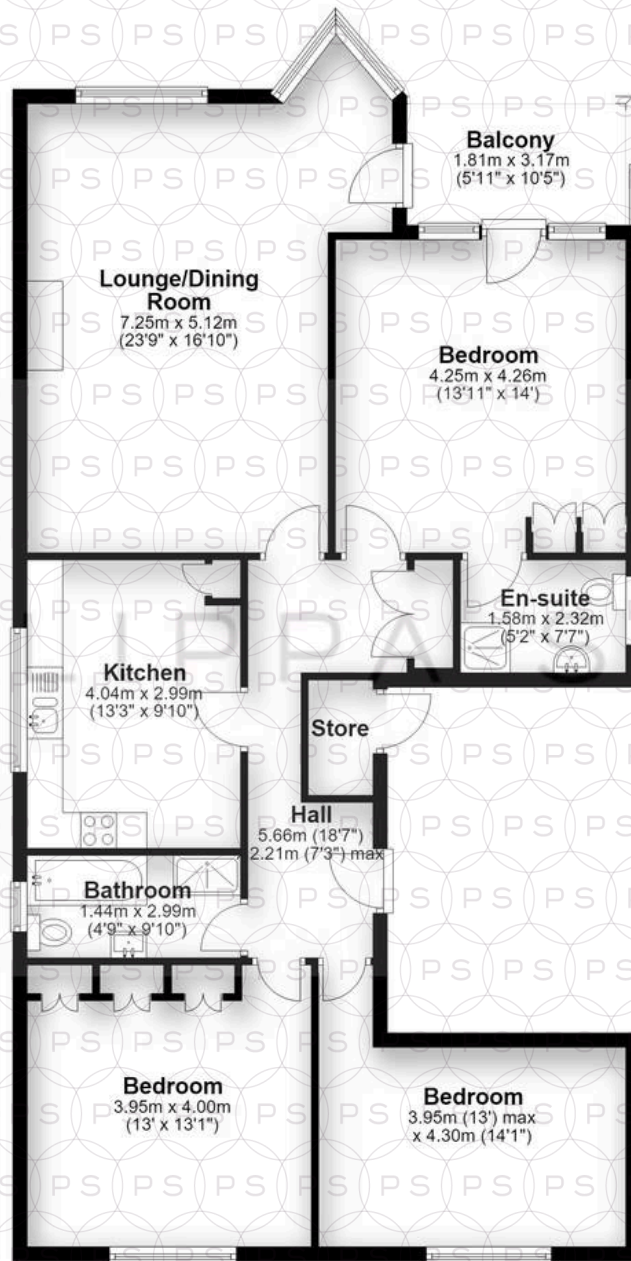
The private terrace enjoys a sheltered position with attractive sea views and a peaceful atmosphere. The apartment also benefits from a garage and allocated parking space, valuable features in this prime coastal location.

Location

Situated on Cliff Drive, approximately 250 metres from the pathway leading to Canford Cliffs Beach, the apartment is perfectly placed to enjoy the area's renowned coastline. Canford Cliffs Village is within easy reach, offering cafés, restaurants, boutiques and everyday amenities, while nearby Poole Harbour provides sailing, paddleboarding and watersports. Mainline rail services offer direct connections to London Waterloo in approximately two hours.



Ground Floor



Main area: Approx. 110.2 sq. metres (1186.5 sq. feet)

Plus balconies, approx. 5.7 sq. metres (61.7 sq. feet)

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Plan produced using PlanUp.

Flat 1, Lost Rings, 9 Cliff Drive, -



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