

PS

Flat 1, Lost Rings, 9 Cliff Drive - BH13 7JE
£795,000

PS



Flat 1, Lost Rings

Canford Cliffs, Poole

Positioned on the prestigious Cliff Drive, 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
- Short walk 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
- Approximately 1248 sq ft of accommodation, including terrace
- No forward chain
- Council Tax Band G - £3999.98
- EPC rating C
- Service charge £1,800 p/a
- 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.

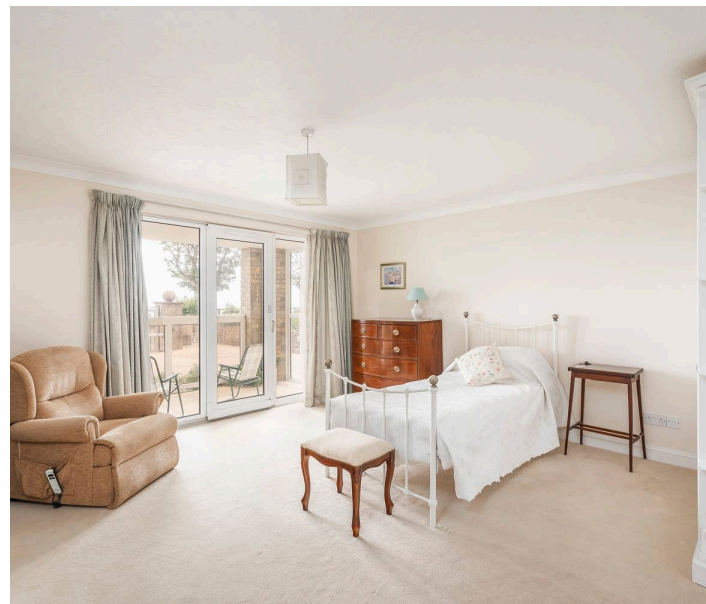
There are three well proportioned bedrooms, providing flexibility for visiting family, guests or home working. Two bedrooms benefit from fitted wardrobes, while a family bathroom serves the accommodation.

OUTSIDE:

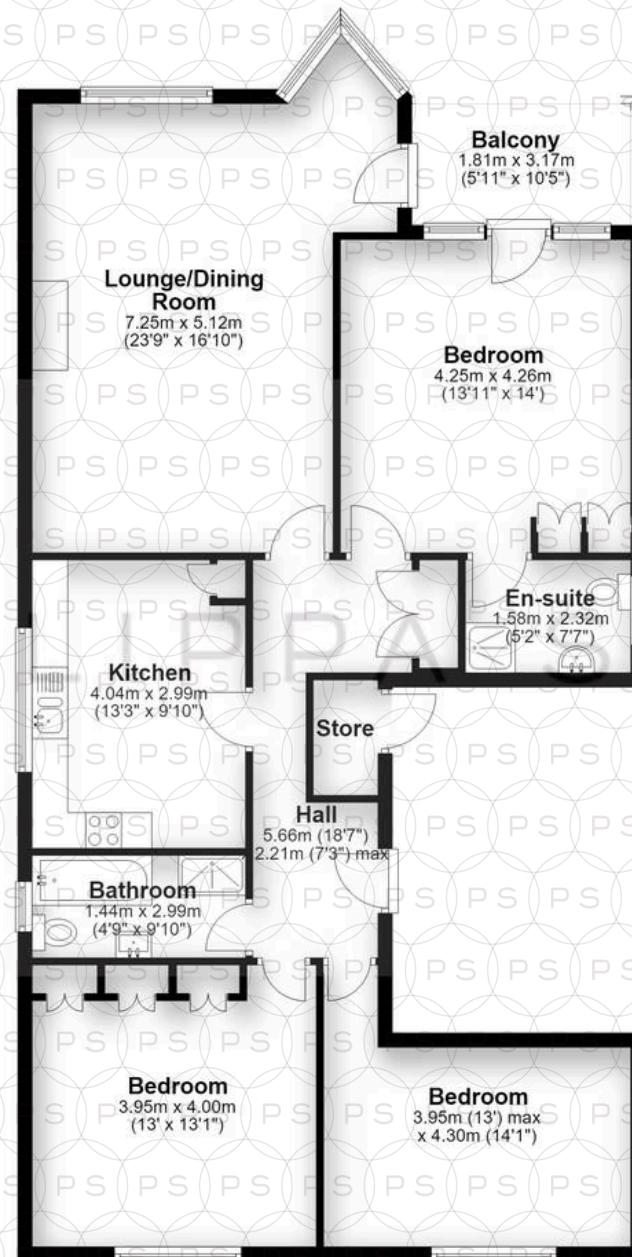
Outside, the private terrace enjoys a sheltered position with attractive sea views and a peaceful atmosphere. The apartment also benefits from a garage and allocated parking space, valuable features in this prime coastal location.

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)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

Flat 1, Lost Rings, 9 Cliff Drive, -



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.