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

Guide Price £750,000

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Flat 1 Canford Court

Canford Cliffs

This outstanding three bedroom ground floor apartment has been extensively redesigned by the current 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
- Ground floor with private patio & wrap-around garden
- Modern redesign by the current owners
- Three double bedrooms with two ensuites
- Principal bedroom with fitted wardrobes and luxury ensuite shower room
- Second bedroom with full en-suite bathroom
- Canford Cliffs village a short level walk
- Garage and off road parking
- Exceptional presentation throughout
- Internal floor area 1421 sq.ft
- Service Charge: £3,500 pa
- Council Tax Band E: £2,933.31
- No forward chain
- Share of Freehold
- EPC Rating: C



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 both 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 for extra storage, and the rare convenience of 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, approximately £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.

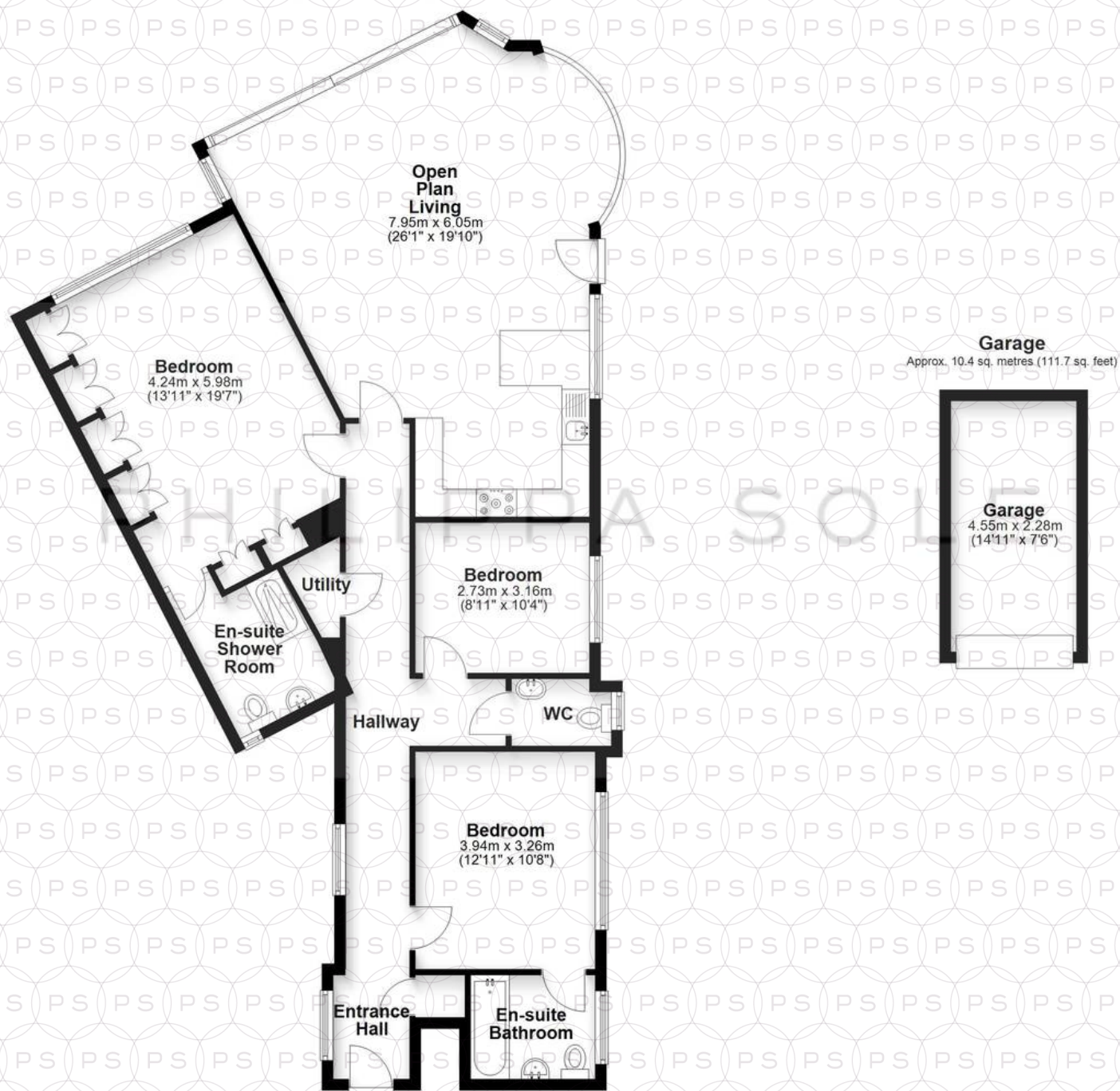
LOCATION:

Positioned on the sought after Cliff Drive. Canford Cliffs Village is within easy reach, offering independent cafés, Oxford's Bakery & Deli, plus a variety of restaurants for informal dining and socialising. The beach is accessible on foot via Canford Cliffs Chine. The apartment's direct access to the garden creates an extension of the living space, while the garage offers valuable storage for bikes, paddleboards and beach equipment. 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 around two hours.



Ground Floor

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



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



Philippa Sole Ltd

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

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

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