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Flat 6, Brackens Way, 10 Martello Road South, Canford Cliffs - BH13 7HH
£500,000

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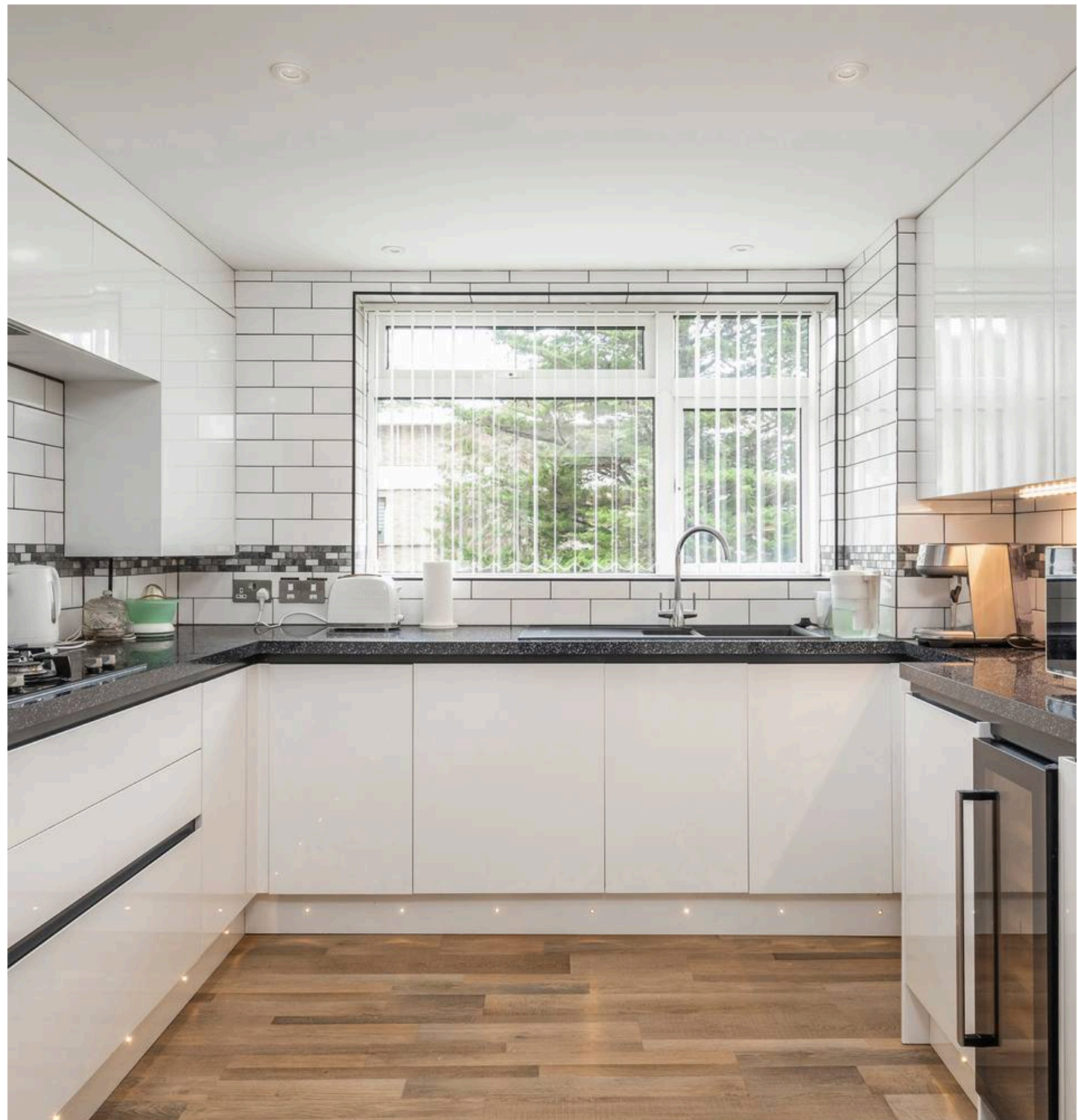


Brackens Way 10 Martello Road South

Canford Cliffs, Poole

Located in the sought-after Martello Park area, this beautifully refurbished second floor apartment offers over 1,100 square feet of stylish, spacious accommodation, including an enviable south-facing balcony overlooking peaceful landscaped gardens.

- Immaculately presented second floor apartment
- Spacious open-plan living and dining area
- Large south-facing private balcony
- Modern fitted kitchen with contemporary finishes
- Ensuite to principal bedroom
- Landscaped communal gardens with mature trees
- Private garage with electric door and ample visitor parking
- Peaceful residential setting near the village
- Internal area of approximately 1,149 sq. ft.
- Service Charge: Approx. £5,247.32 per annum
- Share of Freehold
- Council Tax Band E: £2,933.31 per annum
- EPC Rating: B

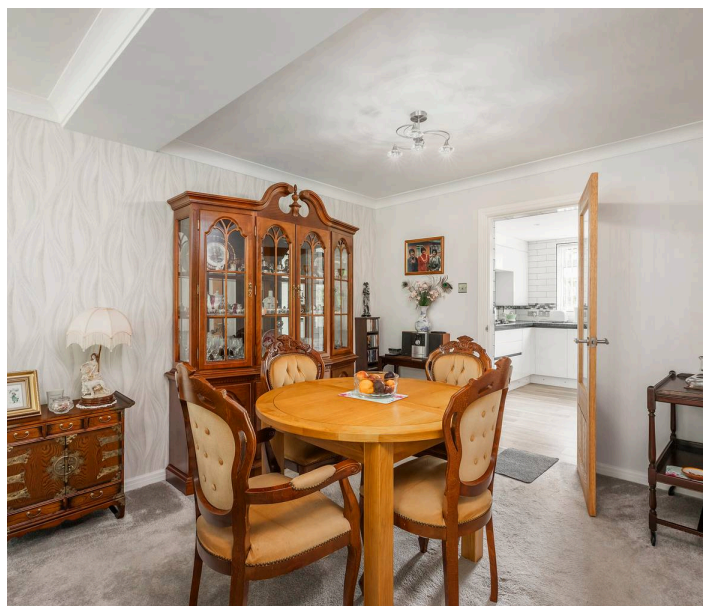


Designed to maximise natural light and flow, the apartment features a large dual-aspect living and dining room that opens directly onto the sunny balcony — ideal for relaxing or entertaining. The modern kitchen is finished with sleek white high-gloss cabinetry, black sparkling granite worktops, and elegant tiled surrounds, creating a crisp, contemporary look. A wide hallway with two generous storage cupboards connects the living space with three double bedrooms, including a spacious principal suite with built-in wardrobes and a modern ensuite shower room. The main bathroom features a full-size Jacuzzi bath, vanity unit, and high-spec finishes, all styled with a contemporary design.

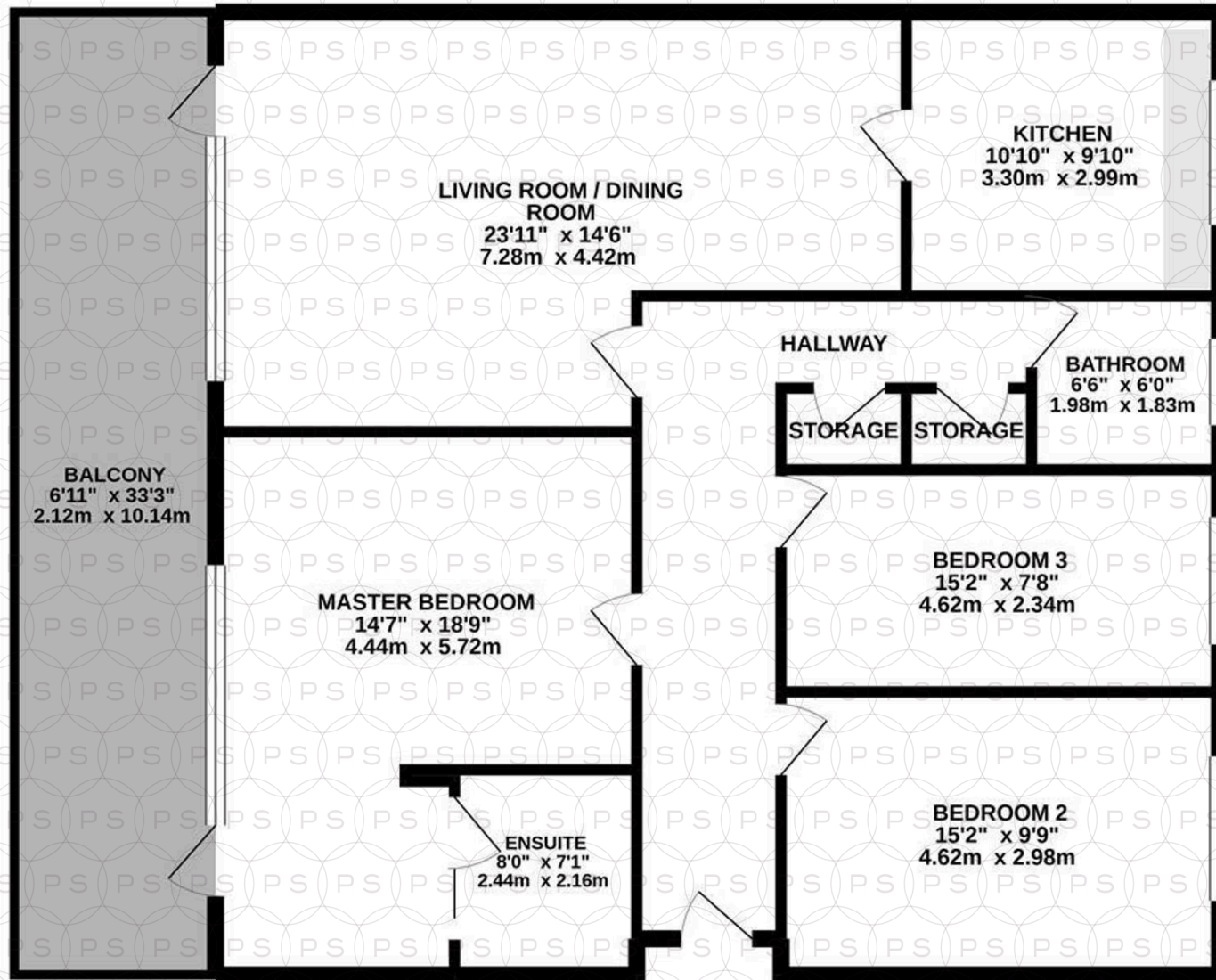
Throughout the apartment, modern internal doors, soft neutral décor and updated lighting contribute to a refined yet comfortable interior. The property also benefits from a private garage with electric door, visitor parking, and access to beautifully maintained communal gardens with mature planting, lawned areas, and peaceful seating spaces.

LOCATION:

Situated in prestigious area of Martello Park, this home enjoys a quiet, leafy setting just a short, level walk from the centre of Canford Cliffs village. The award-winning Blue Flag beaches are just 550 metres away, offering safe swimming, golden sands and stunning coastal walks. The village offers artisan bakeries, coffee shops, wine bars and convenience stores, all within easy reach. The world-renowned Sandbanks Peninsula and Poole Harbour are close by, ideal for watersports and yachting. Parkstone Golf Club is under a mile away, while the towns of Poole and Bournemouth are both approximately two miles distant, offering further amenities and excellent travel links.



GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 sq.m.) approx.



Philippa Sole Ltd

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