



Flat 4 Delphina Chase, 65 Haven Road, Canford Cliffs, Poole BH13 7LH
£475,000 Leasehold





A modern and well appointed two double bedroom two bathroom purpose built ground floor apartment, benefiting from spacious accommodation and a large South facing private decked terrace. The property is situated in the heart of Canford Cliffs within easy walking distance to the local village offering a range of shops, amenities, bars and bistros, with chine pathways nearby leading down to golden sandy beaches.

- WELL APPOINTED THROUGHOUT
- WALKING DISTANCE OF CANFORD CLIFFS
- DRESSING ROOM TO MASTER BEDROOM
- UNDER FLOOR GAS CENTRAL HEATING
- LARGE LOCK-UP STORE
- SECURE UNDERGROUND PARKING SPACE

Location

Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of caf? bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The apartment is near to Flaghead Chine with its sandy beaches.

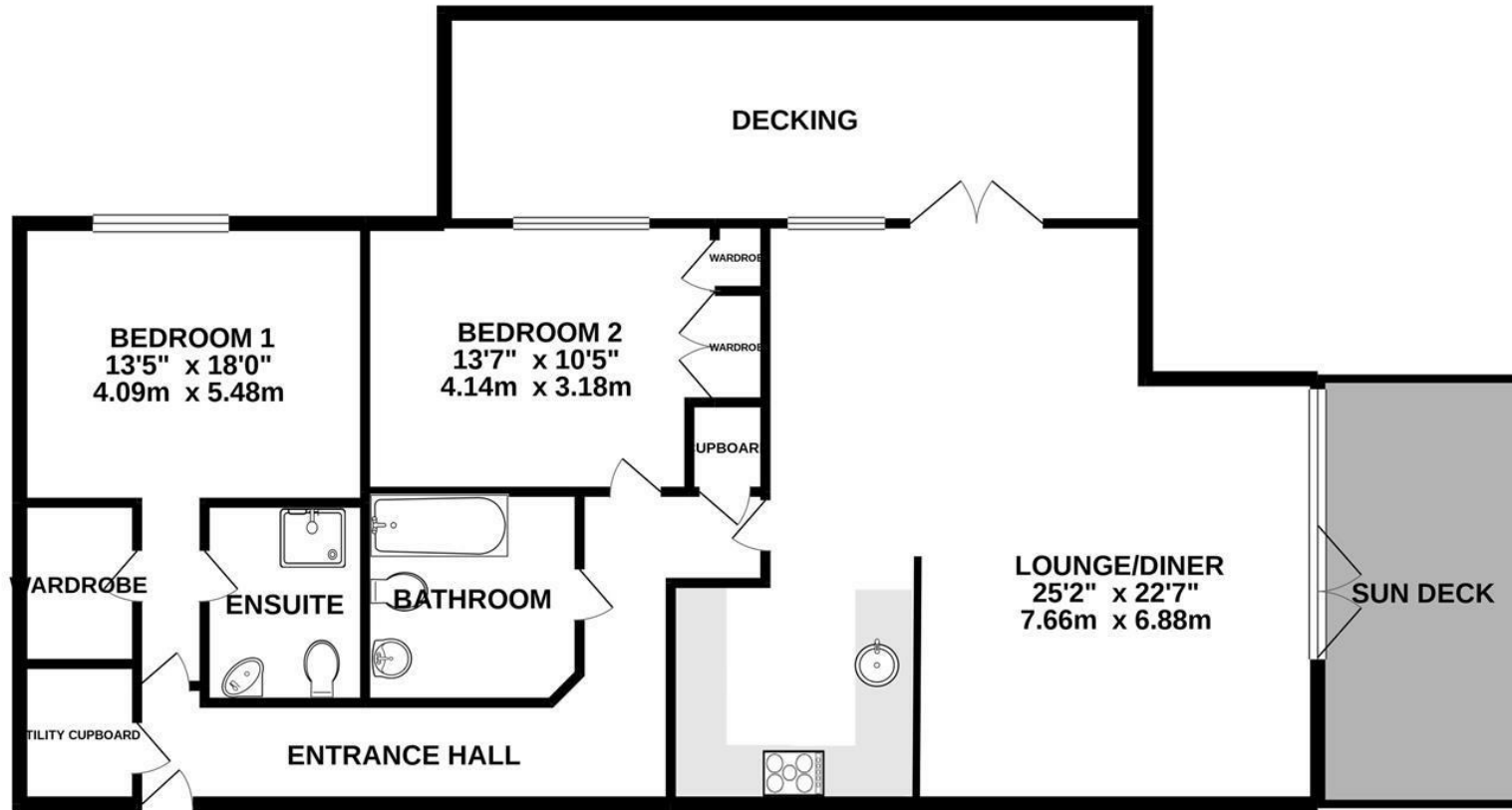
Accommodation Comprises:

Communal front entrance porch with entry phone system to communal halls, stairs and automatic lift to all levels, including the secure underground car park. The apartment itself boasts excellent accommodation and is immaculate throughout. One of the main features of the apartment is the spacious open plan lounge and dining area with double doors providing access to two separate sun terraces having recently been fitted with composite low maintenance decking providing excellent outside space for entertaining. The modern kitchen breakfast room, accessed from the lounge and dining area has a comprehensive range of fitted appliances throughout and circular stone top breakfast bar. The master bedroom benefits from a walk-in wardrobe, en-suite shower room as well as a separate family bathroom. The communal grounds surrounding the property are beautifully presented with a private pedestrian gate providing access to Bessborough Road giving the option of a short walk to Canford Cliffs Village or alternatively a delightful chine walk through Flag Head Chine down to the safe and sandy beach. The driveway to the front of the property provides visitor spaces, the driveway then leads to an underground secure parking area with allocated space and lock-up store.





GROUND FLOOR 1318 sq.ft. (122.4 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |