



21 Flaghead Road, Poole BH13 7JN
£1,450,000 Freehold





Introducing a rare and exciting opportunity to own a remarkable character house located in one of the most esteemed roads in Canford Cliffs. This substantial and impressive detached property boasts a unique charm and character that is truly unmatched. The location of this house is simply outstanding - situated just a short walk away from the area's award-winning Blue Flag beaches, providing a wonderful opportunity for leisurely strolls and beachside activities. Don't miss your chance to acquire this exceptional property in such an exclusive location.

- CHARACTER HOME
- CIRCA 2500SQFT
- SHORT WALK TO BEACH
- EXCELLENT LOCATION
- DOUBLE GARAGE
- NO FORWARD CHAIN

Canford Cliffs

Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The apartment is adjacent to a pathway leading to Flaghead Chine with its sandy beaches. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property Comprises

This charming detached character house is set in a quiet and highly sought-after road within one of the areas most desirable locations. The local shops, restaurants and facilities of Canford Cliffs Village are all close by and reached by a level walk as is Canford Cliffs Chine with its children's park and wooded walk leading down to the promenade and award-winning beaches.

The property is currently arranged as two apartments but would easily convert back in to a family home.

The ground floor is accessed via a side porch leading to an impressive entrance hallway with all principle rooms leading from here to include two bedrooms, sitting room, conservatory, dining room, kitchen/breakfast room and shower room.

The first floor is entered on the other side of the building via its own staircase leading to an impressive landing, providing access to six bedrooms, large storage room, family bathroom and separate WC.

Externally the property benefits from a driveway providing off road parking for several vehicles and access to a double garage, the rear garden is private and low maintenance.

The property offers scope for a new owner to modernise or extend to their own preference, subject to planning permission and any further consents.

The opportunities to acquire a characterful home in such a sought after location are becoming an increasingly rare opportunity.





Key Drummond

The floor plan shows a rectangular house with a central hallway. The layout includes:

- Conservatory:** 3.37m x 2.76m, located at the bottom left, with a glass door leading to the sitting room.
- Sitting Room:** 4.16m x 3.37m, located at the bottom right, with a fireplace on the left wall and a glass door leading to the conservatory.
- Dining Room:** 4.16m x 3.17m, located in the middle left, with a fireplace on the left wall and a glass door leading to the conservatory.
- Kitchen:** 5.03m x 2.36m, located at the bottom left, with a glass door leading to the conservatory.
- Shower Room:** 2.12m x 2.03m, located in the middle left, with a glass door leading to the hallway.
- Hallway:** Centrally located, providing access to all rooms and the porch.
- Bedroom (Top Left):** 5.00m x 4.11m, with a fireplace on the left wall.
- Bedroom (Top Right):** 4.60m x 4.03m, with a fireplace on the left wall.
- Bedroom (Bottom Right):** 4.60m x 4.03m, with a fireplace on the left wall.
- Porch:** Located at the top right, with a glass door leading to the hallway.

This floor plan shows a 4-bedroom house with a utility room, a bathroom, and a central landing. The layout includes the following rooms and dimensions:

- Bedroom 1:** 15'4" x 13'10" (4.67m x 4.21m) - Top right corner.
- Bedroom 2:** 17'7" x 13'7" (5.35m x 4.14m) - Top left corner.
- Bedroom 3:** 14'2" x 10'0" (4.32m x 3.04m) - Middle right.
- Bedroom 4:** 10'3" x 9'10" (3.12m x 2.99m) - Bottom middle.
- Bathroom:** 10'3" x 6'4" (3.12m x 1.92m) - Bottom left.
- Utility Room:** 11'1" x 9'6" (3.39m x 2.88m) - Bottom left corner.
- Landing:** Central area with a door to the front entrance.
- Stairs:** Located on the left side, with a 'DOWN' arrow indicating the direction.

The front entrance is located at the bottom center of the plan, leading into the landing area.

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

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

- The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor

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.

Environmental Impact (CO ₂) Rating	
Climate	Materiality

EU Directive 2002/91/EC	England & Wales
	Very good/very low energy demand - lower CO₂ emissions 100-120 120-140 140-160 160-180 180-200 200-220 220-240 240-260 260-280 280-300 300-320 320-340 340-360 360-380 380-400 400-420 420-440 440-460 460-480 480-500 500-520 520-540 540-560 560-580 580-600 600-620 620-640 640-660 660-680 680-700 700-720 720-740 740-760 760-780 780-800 800-820 820-840 840-860 860-880 880-900 900-920 920-940 940-960 960-980 980-1000 1000-1020 1020-1040 1040-1060 1060-1080 1080-1100 1100-1120 1120-1140 1140-1160 1160-1180 1180-1200 1200-1220 1220-1240 1240-1260 1260-1280 1280-1300 1300-1320 1320-1340 1340-1360 1360-1380 1380-1400 1400-1420 1420-1440 1440-1460 1460-1480 1480-1500 1500-1520 1520-1540 1540-1560 1560-1580 1580-1600 1600-1620 1620-1640 1640-1660 1660-1680 1680-1700 1700-1720 1720-1740 1740-1760 1760-1780 1780-1800 1800-1820 1820-1840 1840-1860 1860-1880 1880-1900 1900-1920 1920-1940 1940-1960 1960-1980 1980-2000 2000-2020 2020-2040 2040-2060 2060-2080 2080-2100 2100-2120 2120-2140 2140-2160 2160-2180 2180-2200 2200-2220 2220-2240 2240-2260 2260-2280 2280-2300 2300-2320 2320-2340 2340-2360 2360-2380 2380-2400 2400-2420 2420-2440 2440-2460 2460-2480 2480-2500 2500-2520 2520-2540 2540-2560 2560-2580 2580-2600 2600-2620 2620-2640 2640-2660 2660-2680 2680-2700 2700-2720 2720-2740 2740-2760 2760-2780 2780-2800 2800-2820 2820-2840 2840-2860 2860-2880 2880-2900 2900-2920 2920-2940 2940-2960 2960-2980 2980-3000 3000-3020 3020-3040 3040-3060 3060-3080 3080-3100 3100-3120 3120-3140 3140-3160 3160-3180 3180-3200 3200-3220 3220-3240 3240-3260 3260-3280 3280-3300 3300-3320 3320-3340 3340-3360 3360-3380 3380-3400 3400-3420 3420-3440 3440-3460 3460-3480 3480-3500 3500-3520 3520-3540 3540-3560 3560-3580 3580-3600 3600-3620 3620-3640 3640-3660 3660-3680 3680-3700 3700-3720 3720-3740 3740-3760 3760-3780 3780-3800 3800-3820 3820-3840 3840-3860 3860-3880 3880-3900 3900-3920 3920-3940 3940-3960 3960-3980 3980-4000 4000-4020 4020-4040 4040-4060 4060-4080 4080-4100 4100-4120 4120-4140 4140-4160 4160-4180 4180-4200 4200-4220 4220-4240 4240-4260 4260-4280 4280-4300 4300-4320 4320-4340 4340-4360 4360-4380 4380-4400 4400-4420 4420-4440 4440-4460 4460-4480 4480-4500 4500-4520 4520-4540 4540-4560 4560-4580 4580-4600 4600-4620 4620-4640 4640-4660 4660-4680 4680-4700 4700-4720 4720-4740 4740-4760 4760-4780 4780-4800 4800-4820 4820-4840 4840-4860 4860-4880 4880-4900 4900-4920 4920-4940 4940-4960 4960-4980 4980-5000 5000-5020 5020-5040 5040-5060 5060-5080 5080-5100 5100-5120 5120-5140 5140-5160 5160-5180 5180-5200 5200-5220 5220-5240 5240-5260 5260-5280 5280-5300 5300-5320 5320-5340 5340-5360 5360-5380 5380-5400 5400-5420 5420-5440 5440-5460