



**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
- EXCELLENT LOCATION
- CIRCA 2500SQFT
- DOUBLE GARAGE
- SHORT WALK TO BEACH
- 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.

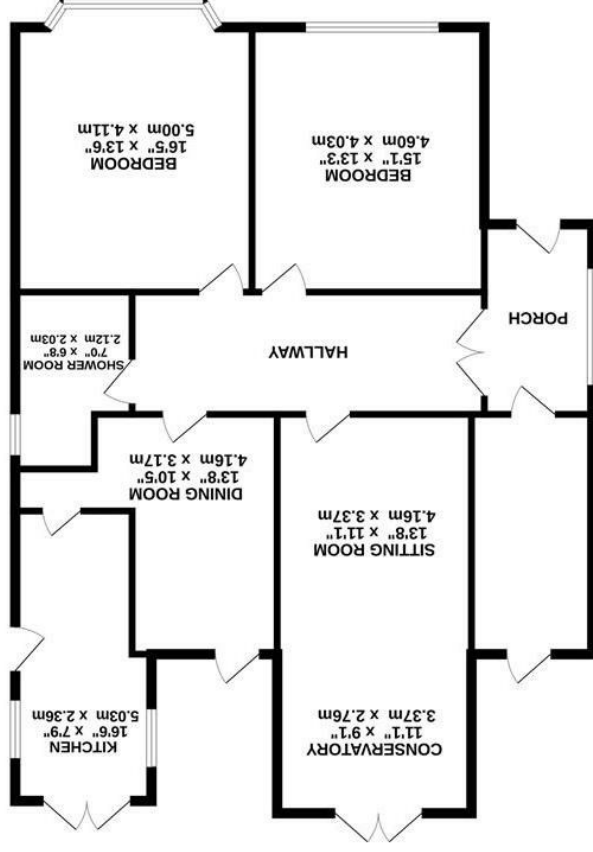
The first floor is entered on the other side of the building via its own staircase leading to an impressive landing, providing access to six bedrooms, large storage room, family bathroom and separate WC.

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.

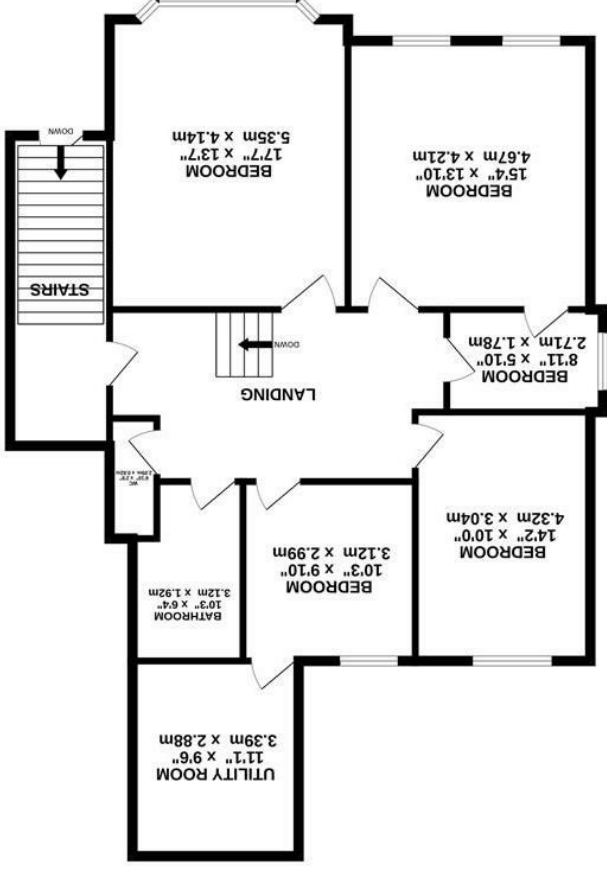
The property offers scope for a new owner to modernise or extend to their own preference, subject to planning permission and any further consents.

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





GROUND FLOOR  
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR  
1194 sq.ft. (110.9 sq.m.) approx.

Whist 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 operating 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:  
• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.  
• They do not constitute an offer of contract for sale.  
• Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.  
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 or Surveyor.

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	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency	C
Some energy efficiency	D
Low energy efficiency	E
Very low energy efficiency	F
Low energy efficiency	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - lower CO <sub>2</sub> emissions	A
Low environmental impact	B
Decent environmental impact	C
Some environmental impact	D
High environmental impact	E
Very high environmental impact	F
Very high environmental impact	G