



5, Harbour Close Haven Road, Canford Cliffs, Poole BH13 7NA
Guide Price £800,000 Share of Freehold





A three bedroom bungalow boasting views of Poole Harbour and Brownsea Island. With bright and spacious accommodation, this property is ideal for downsizing or a lock up and leave.

- STUNNING HARBOUR VIEWS
- THREE DOUBLE BEDROOMS
- LARGE REAR GARDEN
- SOUTH WEST FACING GARDEN
- SPACIOUS APARTMENT
- VENDOR SUITED
- NEARLY 1500 SQ FT OF ACCOMMODATION
- POSSIBILITY TO EXTEND (STPP)

Sandbanks

The property is situated nearby to the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water-sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic Coast. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the county of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of The New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Property Comprises

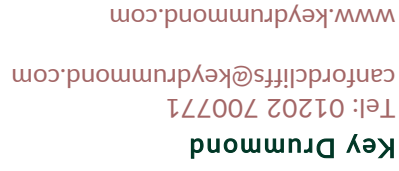
Harbour Close is a delightful development located just a short stroll from the golden sands of Sandbanks Beach and the charming village of Canford Cliffs. Set in an elevated position, the property enjoys breathtaking views across Sandbanks' shoreline and Poole Harbour.

Inside, the home offers flexible living space featuring three bedrooms, a spacious living room, separate dining room, fully fitted kitchen, two bathrooms—including an en-suite to the main bedroom—and a bright sunroom.

Outside, the south-facing, low-maintenance garden and expansive sun terrace provide the perfect setting for entertaining or simply relaxing while taking in the stunning panoramic harbour views.

Additional benefits include two single garages, an allocated parking space, and exciting potential to extend or redevelop the property (subject to planning permission). Vendor suited.





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or Surveyor.

- Any prospective purchasers 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 of any information that they are not satisfied or cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or the Agent as to the condition, equipment, fixtures or services and fittings or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of any information that they are not satisfied or cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or the Agent as to the condition, equipment, fixtures or services and fittings or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further

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

All room dimensions given above are approximate measurements

TOTAL FLOOR AREA: 1452 sq.ft. (134.9 sq.m.) approx.



Energy Efficiency Rating																							
Bar chart showing energy efficiency ratings for various countries. The y-axis represents energy efficiency rating from 1 to 10. The x-axis represents energy efficiency rating from 1 to 10. The bars are labeled with country codes and their corresponding energy efficiency ratings. <table border="1"> <thead> <tr> <th>Country</th> <th>Energy Efficiency Rating</th> </tr> </thead> <tbody> <tr> <td>GB</td> <td>10</td> </tr> <tr> <td>DE</td> <td>9</td> </tr> <tr> <td>FR</td> <td>8</td> </tr> <tr> <td>IT</td> <td>7</td> </tr> <tr> <td>ES</td> <td>6</td> </tr> <tr> <td>PT</td> <td>5</td> </tr> <tr> <td>PL</td> <td>4</td> </tr> <tr> <td>GR</td> <td>3</td> </tr> <tr> <td>IE</td> <td>2</td> </tr> <tr> <td>LU</td> <td>1</td> </tr> </tbody> </table>	Country	Energy Efficiency Rating	GB	10	DE	9	FR	8	IT	7	ES	6	PT	5	PL	4	GR	3	IE	2	LU	1	Very energy efficient - lower running costs Very energy efficient - higher running costs
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Climate Renewable	EU Directive 2002/91/EC England & Wales																						

 EU Directive 2002/91/EC		England & Wales High environmental energy - high CO ₂ emissions
		High environmental energy - lower CO ₂ emissions
Climate		Thermal
Environmental Impact (CO ₂) Rating		