



**Flat 3 South Lodge 2 Martello Park, Poole BH13 7BA**  
**£1,595,000 Share of Freehold**





**\*\* STUNNING VIEWS & DIRECT BEACH ACCESS \*\*** This immaculately presented THREE BEDROOM apartment is BRIGHT and SPACIOUS throughout. Boasting a LARGE BALCONY over looking the exceptional grounds with a SEA VIEW across to OLD HARRY ROCKS. Offered with NO FORWARD CHAIN and a DOUBLE GARAGE.

- FIRST FLOOR APARTMENT WITH SEA VIEWS
- LARGE SOUTH FACING BALCONY
- DOUBLE GARAGE
- THREE SPACIOUS DOUBLE BEDROOMS
- LANDSCAPED COMMUNAL GARDENS
- DIRECT ACCESS TO THE BEACH

### Property Comprises

South Lodge is located within a quiet and exclusive cul-de-sac close to the amenities of Canford Cliffs village and the award winning sandy beaches. This is an exceptionally sought after development with only seven spacious apartments set in beautifully landscaped grounds that stretch to the cliff top.

This extremely spacious and immaculately presented apartment is located on the first floor and boasts exceptional views across the sea over towards Old Harry Rocks which is particularly striking.

The property is approached via an entry phone system and a passenger lift which takes you to the first floor. The front door leads to a spacious reception hall with ample built in cupboard space and a cloakroom. Double doors lead to an impressive reception room with magnificent sea views; there is a door leading out onto the extensive south facing balcony which over looks the beautiful grounds. The fitted kitchen/breakfast room has some integral appliances and a separate utility room, as well as a dining room.

The main bedroom, which also benefits from the stunning sea views, and includes an abundance of wardrobe space and a large en suite bath/shower room. There are two further double bedrooms and family bathroom which houses a shower and a bath.

Outside, the property benefits from a double garage and all residents have access to the private pathway leading to the beach.

### Canford Cliffs

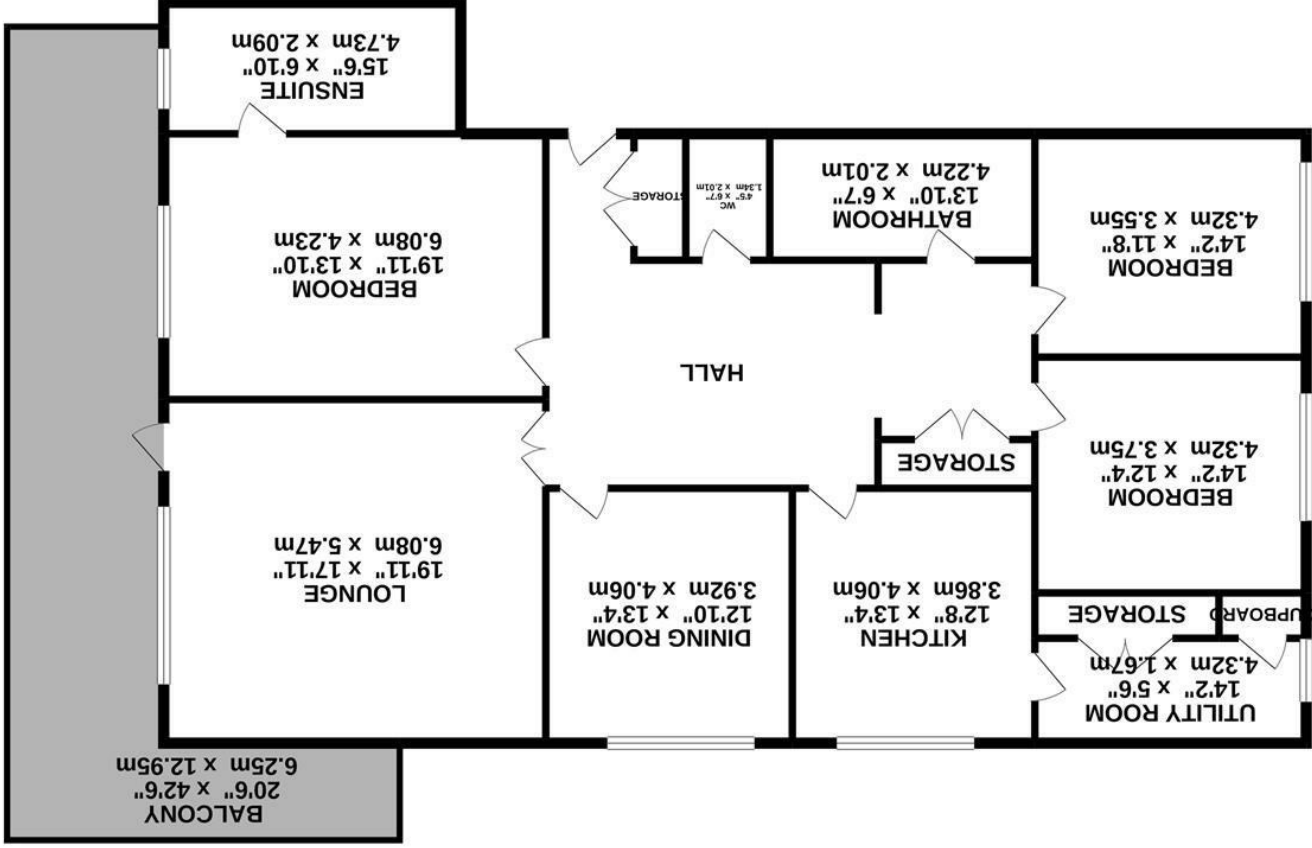
Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The apartment is adjacent to a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





# GROUND FLOOR

2005 sq.ft. (186.2 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.2 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 or 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

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 • 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 or information.

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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	
Energy Efficiency - Meter Missing (0-100)	A
Energy Efficiency - Meter Missing (0-100)	B
Energy Efficiency - Meter Missing (0-100)	C
Energy Efficiency - Meter Missing (0-100)	D
Energy Efficiency - Meter Missing (0-100)	E
Energy Efficiency - Meter Missing (0-100)	F
Energy Efficiency - Meter Missing (0-100)	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact - Meter Missing (0-100)	A
Environmental Impact - Meter Missing (0-100)	B
Environmental Impact - Meter Missing (0-100)	C
Environmental Impact - Meter Missing (0-100)	D
Environmental Impact - Meter Missing (0-100)	E
Environmental Impact - Meter Missing (0-100)	F
Environmental Impact - Meter Missing (0-100)	G