



Flat 4 Hawkhurst 59 Haven Road, Canford Cliffs BH13 7DN
£450,000 Share of Freehold





A recently constructed, two bedroom ground floor apartment situated in the heart of Canford Cliffs. The apartment boasts underground parking, open plan living and only a short walk from Canford Cliffs Village.

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- UNDERGROUND PARKING
- CLOSE PROXIMITY TO FLAGHEAD CHINE AND BEACHES
- VACANT POSSESSION

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 world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht 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

The apartment offers a spacious open-plan living space centred around a sleek, contemporary kitchen finished in a matte indigo design with rose-gold detailing and marble quartz worktops. Fully equipped with high-end Bosch appliances, the kitchen flows seamlessly into the living and dining area, all complemented by Amtico wood-effect flooring that continues through the hallway for a cohesive, modern finish.

The principal bedroom is generously proportioned and features bespoke fitted wardrobes and a stylish en-suite shower room finished with fully tiled walls and floors, wall-hung sanitaryware, Scandinavian oak vanity unit and chrome brassware. A second well-sized double bedroom is served by a luxurious main bathroom with bath and overhead shower, completed to the same exacting standard. Throughout the apartment there is underfloor heating via a gas boiler, LED lighting, water softener, polished chrome fittings, Sky Q readiness and high-level TV points.

Further benefits include secure entry, lift access to all floors, and secure underground parking for one vehicle with EV charging pre-installed, alongside additional visitor parking. Residents also enjoy access to a secure bike store and beautifully landscaped communal gardens, with a footpath leading directly to Canford Cliffs Beach via Flaghead Chine. Ideally positioned close to Canford Cliffs Village and Lilliput Village, the apartment is perfectly placed for local amenities, marinas, transport links and coastal living in one of Poole's most desirable locations.





Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com



Total Area: 72.0 m² ... 775 ft²
All measurements are approximate and for display purposes only

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 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.

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	
Energy efficient - lower running costs	Passive
A	Very good
B	Good
C	Fair
D	Below average
E	Below average
F	Below average
G	Below average

Environmental Impact (CO ₂) Rating	
Very energy efficient - lower CO ₂ emissions	Passive
A	Very good
B	Good
C	Fair
D	Below average
E	Below average
F	Below average
G	Below average