

Luxury+Prestige

APARTMENT 1 SALTINGS

19 CLIFF DRIVE, CANFORD CLIFFS, POOLE, BH13 7JE

















TAKE A STEP INSIDE



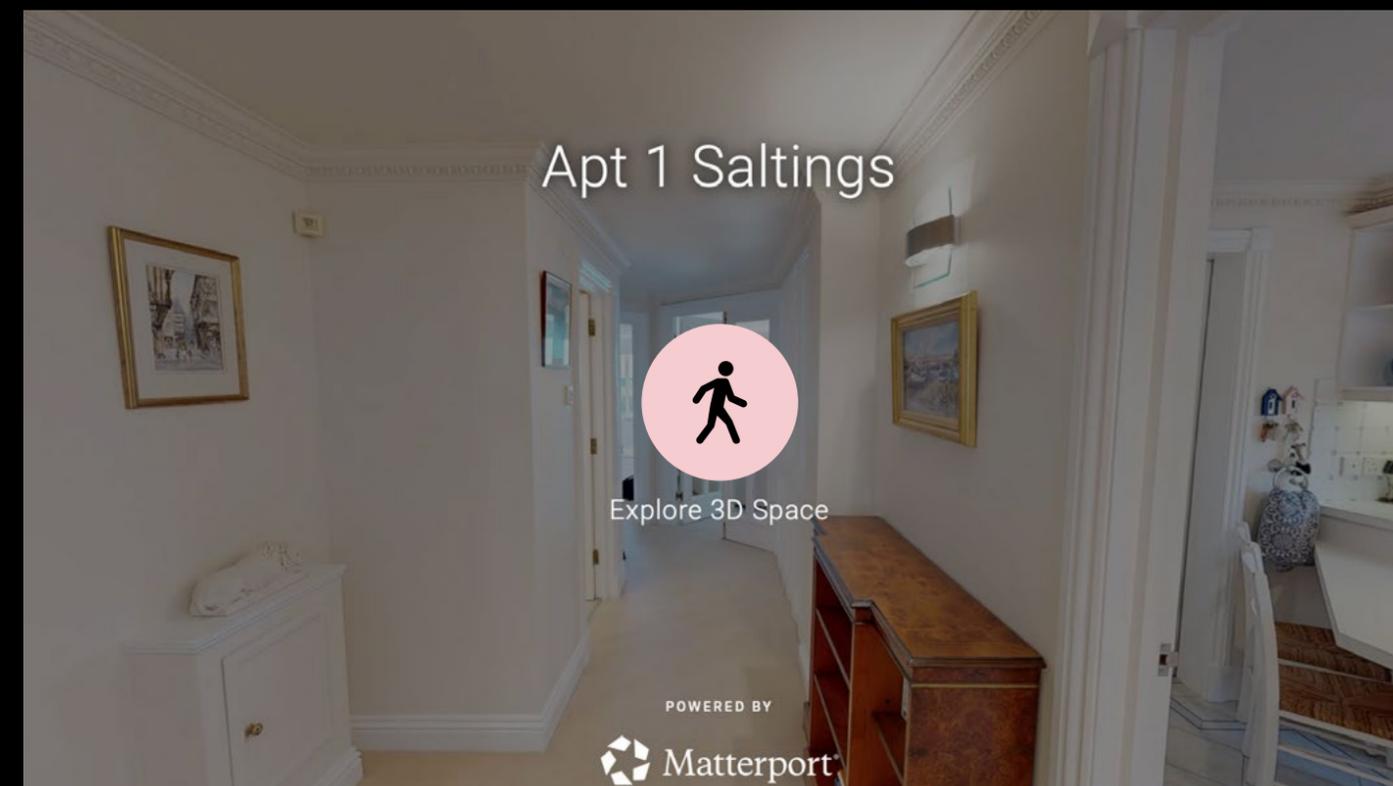
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.



If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.



This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

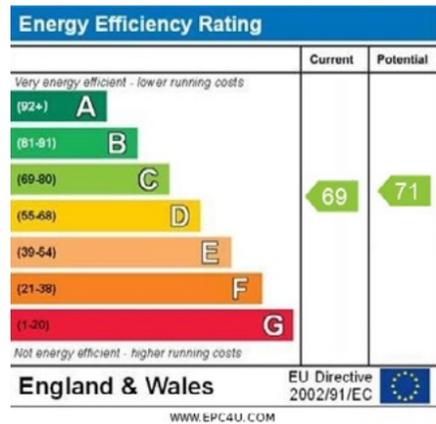
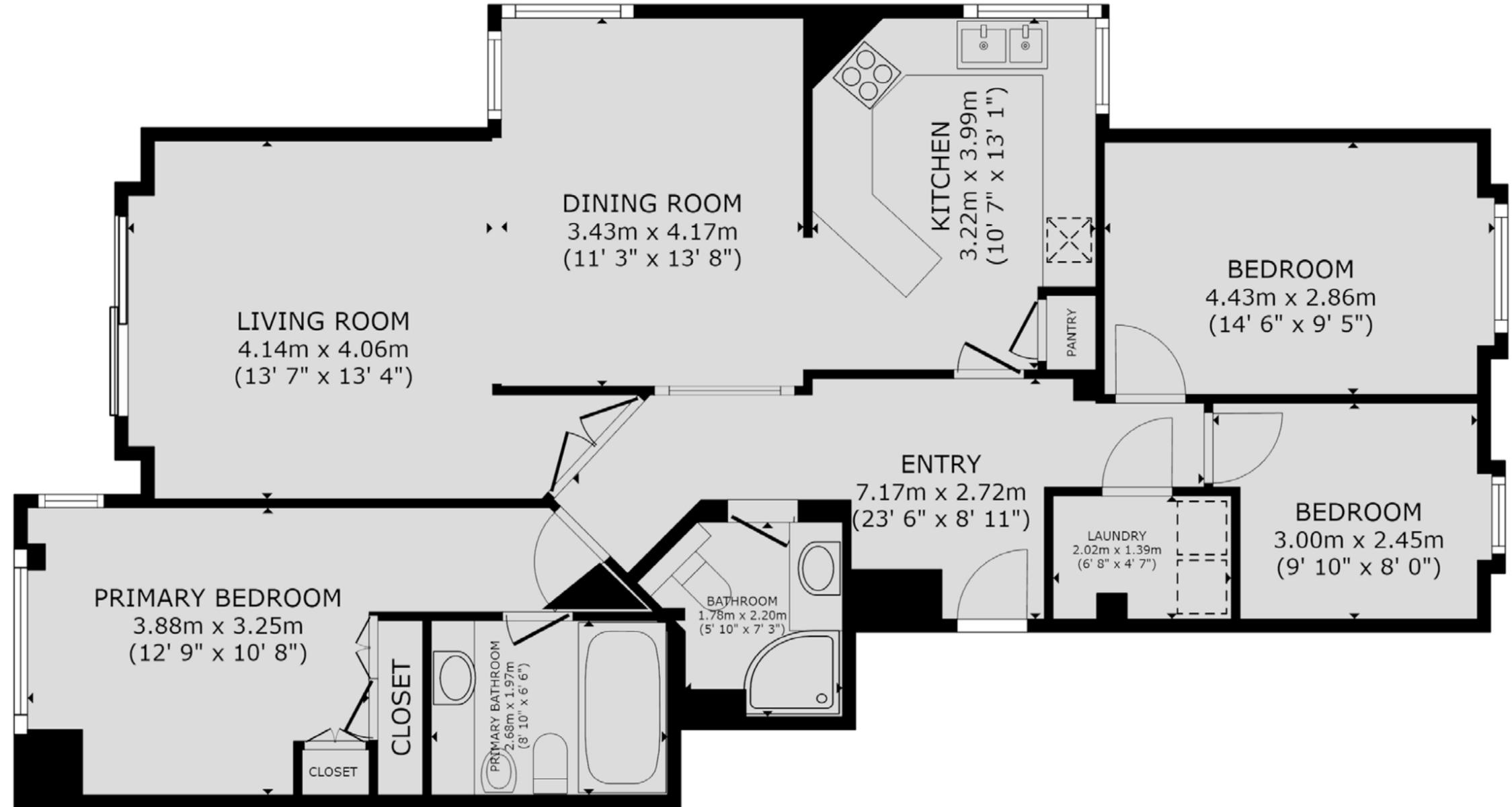
Floorplan

Apartment 1 Saltings, 19 Cliff Drive
Canford Cliffs, Poole, BH13 7JE

GROSS INTERNAL AREA

Apartment: 1,190 sq. ft / 111 m²

Sizes and dimensions are approximate, actual may vary.



Summary

Situated in a highly sought-after position on Cliff Drive, 1 Saltings is a spacious ground floor apartment which enjoys attractive sea views and an enviable position within easy reach of the area's renowned amenities.

The Blue Flag beaches are just a short stroll away via nearby zig-zags and chines, while the popular village of Canford Cliffs is also within comfortable walking distance. The apartment offers well-proportioned accommodation extending to around 1,200 sq ft and is presented in good order, providing an excellent opportunity for a purchaser to personalise and update to their own taste. The layout comprises a generous living room with sliding doors opening directly onto a private patio terrace, allowing plenty of natural light and creating a wonderful connection to the outside space where sea views can be enjoyed. The kitchen is well arranged and it includes a peninsula breakfast bar and there are three bedrooms in total, each well sized, together with the main bathroom and additional facilities serving the apartment. Externally, the property benefits from a good sized patio terrace which provides an ideal space for outdoor seating and relaxation while enjoying the coastal outlook. The development also offers excellent practical amenities including an allocated parking space within the secure underground garage, a private lockable storage room, and additional casual parking available at surface level for residents and visitors. This well located apartment represents an excellent opportunity to acquire a spacious coastal home in one of the area's most desirable addresses, perfectly positioned to enjoy both the beach and village lifestyle that Canford Cliffs is so well known for.

Details

Guide Price:	£799,950
Tenure:	Leasehold & Share of Freehold
Lease Length:	999 years from 01.01.1989
Maintenance:	£3,566pa
Ground Rent:	No ground rent* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £29,997** Additional Home £69,995** **based on guide price - professional advice should be sought in the respect of SDLT
Local Authority:	BCP Council
Council Tax:	Band H 2025/2026 £4,509.88pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Ground floor "garden" apartment
- + Sea views
- + Private sun terrace
- + 1190 sq ft
- + Secure parking space in underground garage
- + Three bedrooms
- + Two bathrooms
- + Close to zig-zag & chines leading to the beach
- + Manageable walk to shops and restaurants
- + No forward chain

Our team



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