

Luxury+Prestige

61 HAVEN ROAD

CANFORD CLIFFS, POOLE, BH13 7LH

















TAKE A STEP INSIDE



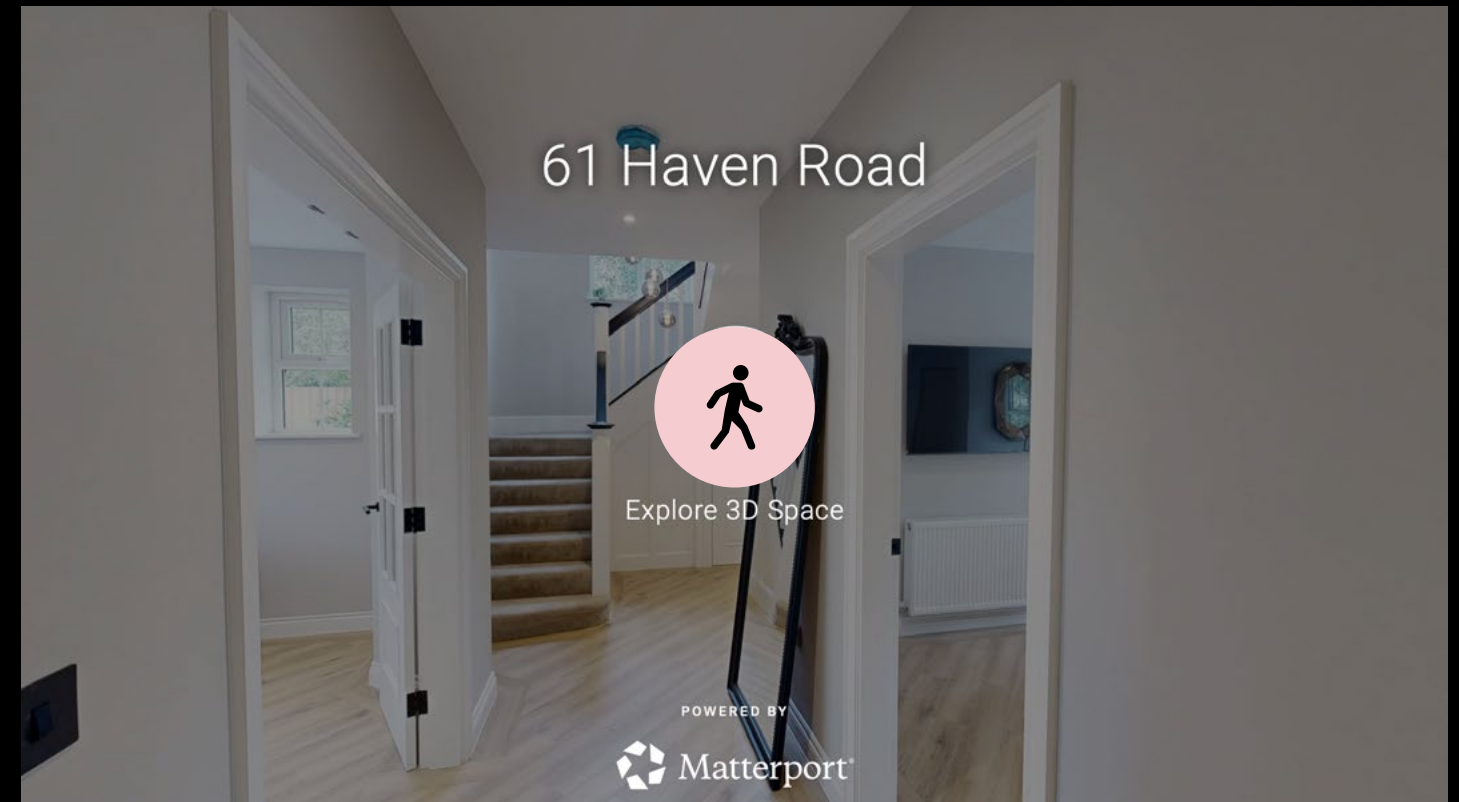
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

vimeo

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.

Matterport™

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

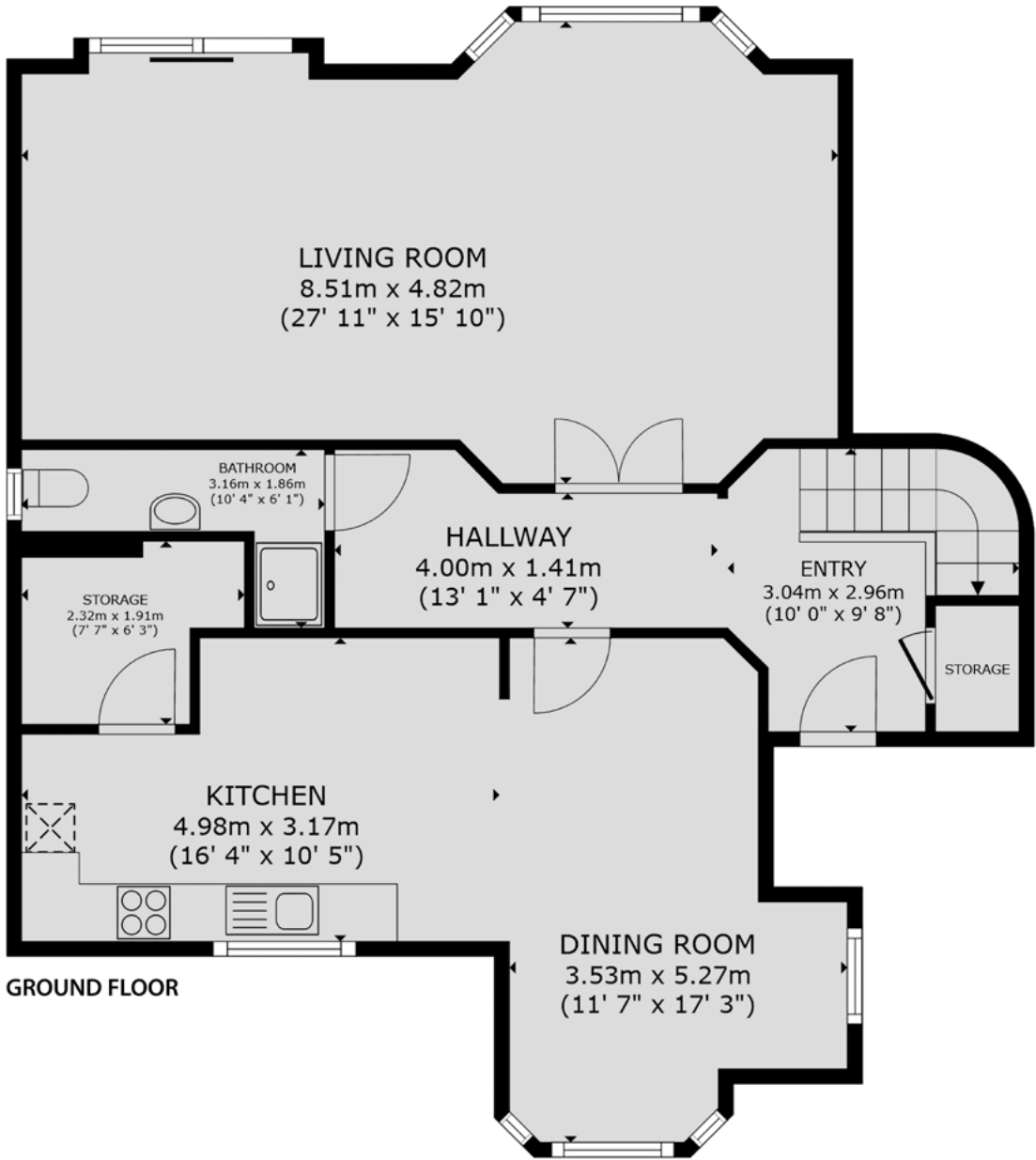
61 Haven Road, Canford Cliffs
Poole, BH13 7LH

GROSS INTERNAL AREA

House:

Ground Floor:	959 sq. ft / 89 m ²
First Floor:	934 sq. ft / 87 m ²
Total:	1,893 sq. ft / 176 m ²

Sizes and dimensions are approximate, actual may vary.



Summary

This detached home has been skilfully remodelled and reimagined by the current owner resulting in a modern and stylish family home in the middle of Canford Cliffs.

It is convenient for all of the area's amenities including beaches, chines and of course the shops and restaurants in the main parade. The house extends to nearly 1,900 square feet with accommodation arranged over just two storeys. There are four double bedrooms and two bathrooms, all beautifully fitted out and one of the guest rooms has a private sun balcony.

Downstairs incorporates a large kitchen / diner with a stunning kitchen featuring stone tops, a butler sink, a full complement of integrated appliances as well as a breakfast bar. The separate sitting room is large and impressive being nearly 28 feet in length. In our opinion, the whole of the interior could be from a show home due its high end appearance and sophisticated design.

Outside there is a small but level garden with a lawn and paved sun terrace to the rear. The property is approached via an impressive paved driveway with room for casual parking.

Details

Guide Price:	£1,350,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£780,750**	
	Additional Home	£146,250**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + Recently remodelled
- + Beautiful interior design
- + Around 1,900 square feet
- + Four bedrooms, two bathrooms
- + Luxury kitchen / diner with breakfast bar
- + Large and impressive living room
- + Convenient for beaches and shops
- + Easy to lock up and leave
- + Excellent parking
- + Compact but level rear garden

Our team



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