



**Little Fosters, Chaddesley Glen,  
Canford Cliffs, BH13**

**B E R K E L E Y S**

PROPERTY AGENTS · CHARTERED SURVEYORS · EST 1991



A beautifully presented first floor apartment with stunning harbour and sea views; enjoying over 2000sqft of well planned accommodation.

**Offers over**  
**£1,000,000** Share of Freehold

Little Fosters is located in the highly sought after location of Canford Cliffs, close to local beaches, Sandbanks and Canford Cliffs Village. The village is within walking distance, further shopping needs can be found nearby with Westbourne and its Victorian Arcade a short drive away.

Poole Harbour offering a broad range of water sports and marinas and Parkstone Championship Golf Course are both within very easy access. The location is further enhanced by excellent road and rail communications.



This spacious apartment is situated in an exclusive cliff top development and offers accommodation which measures approximately 2,416sqft.

- Spacious entrance hallway with phone entry system and doors through to the inner hallway which benefits from two fitted storage cupboards
- Large lounge/diner with doors onto the harbour side sun terrace
- Fitted kitchen with ample storage, breakfast bar integrated appliances and access to the sea side sun terrace
- Study with fitted storage and doors onto the sun terrace
- Master suite with ample fitted storage, en suite and doors on to the sun terrace
- Two further double bedrooms both with en suite
- Separate utility room
- Gas fired central heating
- Double glazing
- Well kept communal areas with lift
- Well manicured communal gardens
- Two large sun terraces, one with stunning sea views and the other enjoying views over the harbour
- Two underground parking spaces
- Service charge approximately £4,200 pa (paid twice yearly)
- Council tax band H

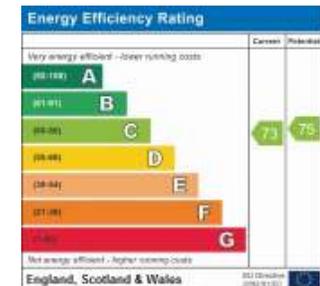
(Correct at time of print)





TOTAL AREA: APPROX. 224.5 SQ. METRES (2416.5 SQ. FEET)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions above are to the nearest 7.5 cm / 3 inches. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 532500). Plan produced using The Mobile Agent.



**DISCLAIMER:**

YOUhome Ltd, trading as Berkeley's, ("Berkeley's") for itself and as agent for the vendor(s) or lessor(s) (as appropriate) gives notice that: 1. These particulars are only a general outline and an approximate guide to the property, and do not constitute in whole or in part an offer or a contract. No statement in these particulars [or by word of mouth or in writing ("information")] is to be relied upon as a statement or representation of fact and Berkeley's cannot guarantee the accuracy of any description, dimension, reference to condition and features, necessary permissions for use and occupation and any other details contained herein. These particulars are given without responsibility on the part of Berkeley's, the vendor and lessor, and any intending purchasers, lessees or third parties should satisfy themselves by inspection, searches, surveys and enquiries as to the correctness of each statement. Neither Berkeley's (including any of its employees and those persons acting on its behalf) nor any joint agent has any authority to make any representation or warranty or enter into any contract whatsoever in relation to the property. Berkeley's has not tested any services, equipment or facilities and therefore nothing in these particulars shall be deemed to be a statement that any services, equipment and facilities are in good working order. 2. The photographs show only certain parts and aspects of the property as they appeared at the time they were taken. No assumptions should be made in respect of parts of the property not shown in photographs and actual inspection of the property should be relied upon. Any areas, measurements and distances given are approximate only. 3. Any reference to alterations to, or use of, any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents has been obtained. 4. Purchase prices, rents or other prices quoted are correct at the date of publication and may change without notice. All amounts stated are exclusive of VAT. VAT may be payable on the purchase price and/or rents; intending purchasers or lessees should satisfy themselves as to the applicable VAT position relating to the property. 5. Berkeley's will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. This disclaimer is governed by the laws of England and Wales.

Berkeley's is the trading name of the Canford Cliffs office of YOUhome Ltd operating at 1-3 Haven Road, Poole BH13 7LE. YOUhome Ltd's registered office is at 63 Jernyn Street, London SW1Y 6LX. Our company registration number is 05132652.

