



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

B E R K E L E Y S

PROPERTY AGENTS · CHARTERED SURVEYORS · EST 1991



A stunning cliff top apartment; enjoying wonderful sea and harbour views and moments from golden sandy beaches.

£1,125,000 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 beautifully presented and well planned apartment offers bright and spacious accommodation which measures approximately 1,880sqft.

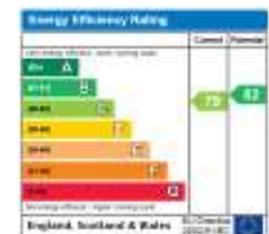
- Spacious entrance hallway with ample storage, cherry wood flooring, security phone entry system and feature glass block wall
- Double aspect lounge/diner with sun terrace access, sea views and archway through to the second lounge which benefits from distant harbour views
- Fitted kitchen/breakfast room with ample storage, granite work surfaces, integrated appliances, separate utility room and doors onto the sun terrace
- Master bedroom with fitted wardrobes, window shutters, modern en suite and doors onto the private sun terrace enjoying sea views across to Bournemouth and the Isle of Wight
- Dual aspect guest bedroom with fitted wardrobes, window shutters, views of Poole Bay and modern en suite
- Further double bedroom with fitted wardrobes and window shutters
- Modern family bathroom
- Gas fired central heating and double glazing
- Two sun terraces enjoying easterly and westerly sea views across Poole Bay
- Well kept communal areas with lift
- Beautifully landscaped communal gardens with ample visitors parking and electronic security entrance gate
- Underground parking for 2 vehicles with electric up and over door and secure storage room
- Service charge £3,600 per annum
- Council tax band H

(Correct at time of print)





TOTAL AREA: APPROX. 174.7 SQ. METRES (1880.6 SQ. FEET)



DISCLAIMER:

YOUhome Ltd, trading as Berkeleys, ("Berkeleys") 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 Berkeleys 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 Berkeleys, 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 Berkeleys (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. Berkeleys 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 as 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. Berkeleys 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.

Berkeleys 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.

