



2 Haven Manor

HAVEN ROAD, CANFORD CLIFFS, POOLE, DORSET, BH13 7LU

Tailor Made

ESTATE AGENTS



2 HAVEN MANOR | 2 | CANFORD CLIFFS

Beautifully decorated 3 bedroom home

Enjoy a fantastic coastal lifestyle in the heart of Canford Cliffs village – ideal for permanent living or a holiday home by the sea. Three double bedroom freehold house with garage and additional parking.

- Convenient village location
- Three double bedrooms
- Three en-suites
- Cloakroom with utility room
- Beautifully decorated and maintained
- 400m to the sandy beaches
- Garage and additional parking
- Private and secure rear garden
- Freehold and low maintenance

Local Authority: BCP Council, BCP • Tax Band: F • EPC: C



FOR SALE: FREEHOLD



ACCOMMODATION

Looking for a manageable house with a secure rear garden for pets and children, but would like all the benefits of apartment living close to a village centre and a less than 500m walk to the beach? This could well be the property to tick all the boxes.

Set in a fantastic location within 20m of the wonderful amenities of Canford Cliffs village, yet only 400m down a sylvan chine to the award-winning golden sand beach, Haven Manor is a beautifully decorated and well-maintained townhouse in a small scheme of only three homes.

This property exudes stylish comfort and charm from the moment you walk in through the front door and would make for an ideal downsize or freehold holiday home by the sea.

On the ground floor is a newly installed kitchen in coastal colours with composite quartz worksurface and premium branded appliances throughout. There's storage under the stairs and a cloakroom with a useful utility cupboard fully fitted with shelving. The welcoming living room with feature fireplace has plenty of room for a dining table and french doors leading onto the low maintenance rear garden. An electric awning can be extended to cover the rear patio and there's a level, attractive and sheltered rear garden which has an arbour, the perfect spot for hosting barbecues.

The principal bedroom is located on the first floor with fully-fitted wardrobes and a newly-tiled en-suite shower room. A second double bedroom with en-suite shower room is also on the first floor. Both en-suites were designed and installed by Bathroom Elegance. Located on the second floor is a generous double bedroom with plenty of space and an en-suite bathroom - ideal for visiting friends and family to stay in comfort.

Externally this home benefits from its own garage and additional off-street parking for up to 3 vehicles. There is also visitor parking.







LOCATION

Nestled midway between Bournemouth and Poole you will find the enchanting coastal village of Canford Cliffs which boasts an array of restaurants and local shops including a brand name supermarket, bakery, deli, Post Office, dry cleaners, library, village hall, pharmacy and a range of bars and restaurants. There is also a thriving wellness community including lifestyle brand SuStudio offering dynamic pilates, yoga and events.

The village offers picturesque walks leading to the award-winning Blue Flag beaches and is home to some of the borough's oldest beach huts dating back to 1927. Families are well catered for with a safe swim zone; beach station and RNLI lifeguards, in addition, there is a fabulous pirate themed play park on the cliff top.

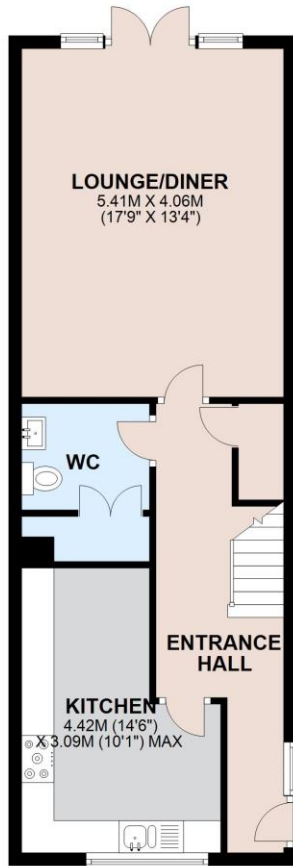
For those wanting to escape, Parkstone Championship golf course is less than a mile away or enjoy the sporting and tennis clubs of Branksome and Whitecliff, all located less than 2 miles away.

Notable eateries in the village itself include the Canford, The Cliff and Stock. The popular beachfront restaurant Rockwater is located 0.7 miles from the village centre at Branksome Chine and is open all day. A regular meeting spot for wild swimming groups and book clubs in the morning, Rockwater is a popular lunchtime and evening dining venue. For world-class cuisine, the global brand of Rick Stein with its waterfront restaurant is located on the nearby Sandbanks Peninsula and is extremely popular throughout the year. Enjoy casual dining locally at The Tandy, Lazy Jacks and The Jazz Café where you can while away a Sunday afternoon listening to live music. Across the chain ferry to lovely Studland is also the delightful Pig on the Beach and highly regarded Shell Bay seafood restaurant.

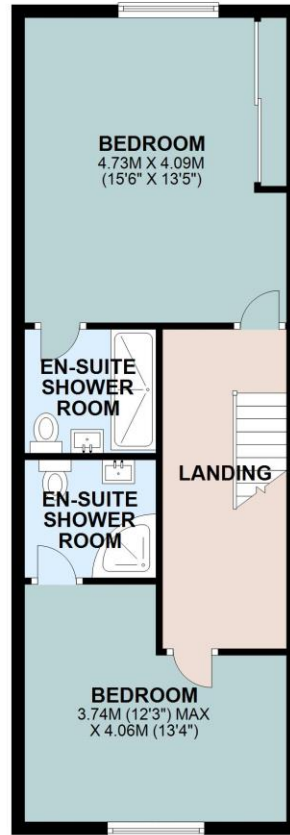
The tropical garden sanctuary of Compton Acres is located less than 300m from the village centre and offers a vast array of feature planting from around the world. There's also an Italian Delicatessen and an exceptional café to enjoy a coffee, lunch or brunch.

There's a vibrant cultural scene in both Bournemouth and Poole with world famous acts appearing at both the Bournemouth Pavillion, BIC and Poole Lighthouse, home to the Bournemouth Symphony Orchestra and Coastal Comedy.

GROUND FLOOR
APPROX. 50.3 SQ. METRES (541.9 SQ. FEET)



FIRST FLOOR
APPROX. 51.0 SQ. METRES (548.7 SQ. FEET)



SECOND FLOOR
APPROX. 30.6 SQ. METRES (329.5 SQ. FEET)



GARAGE
APPROX. 14.3 SQ. METRES (153.5 SQ. FEET)



TOTAL AREA: APPROX. 146.2 SQ. METRES (1573.6 SQ. FEET)

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Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	76	
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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