



# Stunning newly built marine houses

**Whitecliff, Poole BH14**

Freehold - Prices from £1,250,000





4 bedrooms • 3 bathrooms (2 en suite) • Kitchen/  
dining/family room • Sitting room/snug • Utility room •  
Cloakroom • Integral garage

#### Local information

Whitecliff Park 10 metres  
Poole Harbour 100 metres  
Parkstone Bay Marina 100 metres  
Parkstone Yacht Club 0.4mile  
Ashley Cross Amenities 0.5 mile  
Lilliput shops 0.5 mile  
Sandbanks 2 miles  
Bournemouth centre 5 miles  
Poole centre 1 mile  
Bournemouth Airport 13 miles  
London 115 miles (2 hours by  
train)

All times and distances are  
approximate

#### About this property

An exclusive development of four  
bright and spacious  
contemporary style detached  
houses, with well-planned  
accommodation over just two  
floors. Built by highly regarded  
local developers Stanborough  
Construction to a very high  
standard, with many fine features  
throughout and views across  
Whitecliff Park towards Poole  
Harbour.

The location is superb being in a  
cul-de-sac close to the entrance  
to Parkstone Bay Marina, where  
there is also South Deep, a  
popular restaurant/café. From  
Whitecliff Park there is a  
delightful walk/cycle route along  
the shoreline of Poole Harbour to  
Baiter, Poole Park and historic  
Poole Quay.

The houses are approached  
through electric gates with block  
paviour driveways providing  
plenty of off road parking. The  
spacious reception hall has a

built in cupboard ideal for coats,  
a utility room and a cloakroom.  
Double doors open to an  
impressive open plan kitchen/  
dining/family room with bi-  
folding doors to the rear sun  
patio and garden. There is also a  
separate sitting room/snug  
looking out across the park to  
the harbour.

At first floor level is a spacious  
landing with a built in airing  
cupboard. The large main  
bedroom has sun balcony, with  
views towards Pool Harbour, a  
walk through fitted dressing  
room and a spacious luxuriously  
appointed bath/shower room.  
The second bedroom also has  
access to the balcony, fitted  
wardrobes and a luxury en suite  
shower room. The third and  
fourth bedrooms are both  
doubles and share the family  
bathroom located off the landing.

The houses have beautifully  
landscaped low maintenance rear  
gardens with well stocked shrub  
borders and high quality artificial  
lawns.

Each house has an integral  
garage with an electric door and  
comes with the usual 10 year  
build warrantee.

#### Tenure

Freehold - Prices from  
£1,250,000

EPC rating = B

#### Viewing

Strictly by appointment with  
Savills







Approximate Area = 221.1 sq m / 2380 sq ft (Excluding Void)  
Garage = 17.9 sq m / 193 sq ft  
Total = 239 sq m / 2573 sq ft  
Including Limited Use Area (2.4 sq m / 26 sq ft)  
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Approximate Area = 219.7 sq m / 2365 sq ft (Excluding Void)  
Garage = 18.3 sq m / 197 sq ft  
Total = 238 sq m / 2562 sq ft  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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