



Stunning newly built marine houses

Whitecliff, Poole BH14

Freehold - Prices from £1,250,000

savills

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 warranty.

Tenure

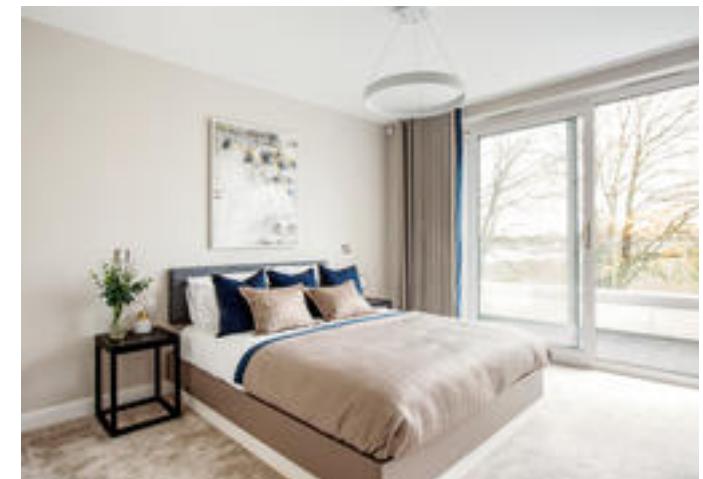
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EPC rating = B

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)
For identification only. Not to scale.
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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) A	85	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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