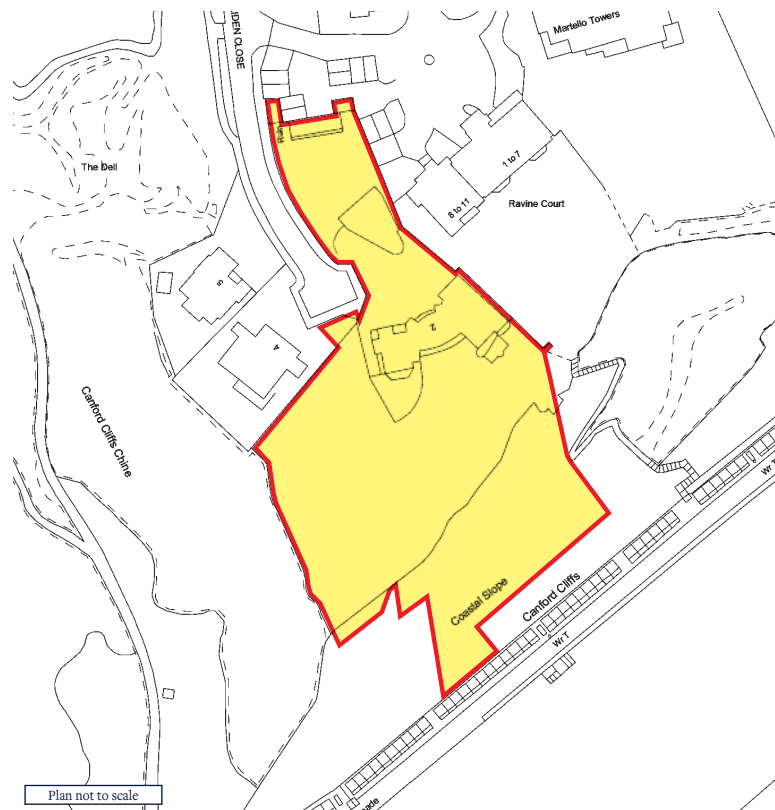


LOT  
61

## 2 Meriden Close, Canford Cliffs Poole, Dorset BH13 7JT



Crown Copyright reserved.  
This plan is based upon the Ordnance Survey Map with the sanction  
of the Controller of H M Stationery Office.

A unique opportunity to acquire the last remaining clifftop site in Canford Cliffs, one of the most sought after residential areas in the UK. Currently occupied by a four bedroom bungalow and private pool house on a site of approximately 1.49 acres with spectacular views out to Old Harry Rocks and the Isle of Wight. Potential for redevelopment either to a large family residence, three houses or a block of flats subject to the necessary consents. **Vacant.**

### Tenure

Freehold.

### Location

- Located on a private road which runs off Ravine Road
- A range of shops, bars and restaurants can be found nearby along Haven Road, whilst Bournemouth town centre is approximately 3 miles away and provides a variety of leisure and shopping facilities
- The popular and well known leisure areas of Sandbanks and Poole are also close by and offer a range of water sports and leisure facilities

 Parkstone, Bournemouth

### Description

- A detached 1960s chalet bungalow and swimming pool complex
- Presented in dated decorative order
- Private gated driveway with ample parking for numerous cars
- Separate detached swimming pool complex
- Extensive grounds and rear garden with uninterrupted sea views
- Total site area of approximately 1.49 acres
- Extensive scope for redevelopment to either flats, houses or a large single family dwelling subject to the usual consents
- Benefits from a lift
- Double size garage
- Benefits from two extensive greenhouses
- Cliff top gazebo





Crown Copyright reserved.  
This plan is based upon the Ordnance Survey Map with the sanction  
of the Controller of H M Stationery Office.

### Accommodation

- Ground Floor – Entrance Hall, Sitting Room, Dining Room, Kitchen, Study/Sitting Room, Bedroom 3 (Double), Utility Room, Cloakroom 1, Store Waiting Room, Dental Surgery with Reception Room, Waiting Room, Cloakroom 2, Sauna
- First Floor – Bedroom 1 (Double) with Dressing Room and En-Suite, Bedroom 2 (Double), Family Bathroom, Living space above the Surgery

### Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)