



20 Little Fosters, 25 Chaddesley Glen  
Poole, Dorset, BH13 7PB

BERKELEYS

# 20 Little Fosters, 25 Chaddesley Glen

Canford Cliffs, Poole, Dorset, BH13 7PB

**\*\*\* First time to market in over 20 years\*\*\***

**Fabulous penthouse apartment with gorgeous views over Sandbanks, Poole Harbour and the Isle of Purbeck beyond! Luxurious and spacious with so much parking and storage, an ideal downsize or coastal retreat.**

## The Property

Set within one of Sandbanks' most iconic and sought after developments, this exceptional penthouse apartment occupies an elevated position with truly breathtaking views. On one side, uninterrupted vistas stretch across golden sandy beaches and the open sea and to the other, the ever-changing harbour landscape provides a beautiful natural counterpoint. Few properties can rival the outlook here.

The building itself sits within secure, gated grounds, surrounded by beautifully maintained communal grounds that overlook the sea, along with ample visitor parking. Inside, the communal areas are both welcoming and refined, with lift and stair access to all floors.

The apartment has been cherished by the same owner for over 20 years and it has a calm, private feel – a genuine sanctuary by the coast. The layout is generous and thoughtfully arranged, with light filled rooms, neutral décor and spectacular views from almost every space. Equally suited as a permanent residence or an enviable seaside retreat, the living spaces enjoy a west facing aspect across the Sandbanks Peninsula and harbour beyond.

The kitchen/dining area is a real highlight, featuring a large picture window that perfectly frames the view and connects to a substantial balcony terrace, which in turn connects seamlessly to the living room. Double aspect glazing floods the space with natural light, creating a wonderful environment in which to unwind, entertain, or simply watch life unfold on the water below. The kitchen is fully fitted and designed for sociable living, with a breakfast bar and seating area while the adjoining utility room provides additional storage and practical laundry space.

The principal bedroom suite boasts panoramic views from The Needles to Old Harry Rocks, allowing you to wake with the sunrise every morning. It benefits from fitted wardrobes and a spacious en-suite bathroom with both a bath and separate walk-in shower. The second bedroom also features an en-suite bathroom and a cleverly positioned corner window that captures beautiful sea views. Bedroom three is a well-proportioned double, equally suited as a guest room, home office or cosy snug. A family bathroom completes the accommodation.

Further benefits include allocated parking for four cars within the secure underground car park, along with a substantial walk-in storage locker – ideal for bicycles, water sports equipment or general household storage.









Little Fosters enjoys an enviable clifftop position with beautiful communal gardens and panoramic sea views.



## Key Features

- Penthouse apartment with beautiful sea and harbour views
- Over 1800 sq ft of accommodation
- Large and sunny south-westerly facing balcony terrace
- Three bedrooms/three bathrooms
- Allocated parking for up to four cars
- Large storage room off the underground car park
- Fantastic location on Chaddesley Glen close to the beach and local amenities
- Ideal downsize or seaside second home
- No forward chain



**Chaddesley Glen is one of Poole's most prestigious addresses. Elevated for stunning harbour views and just five minutes walk from golden sandy beaches at Shore Road it offers an enviable coastal lifestyle.**

### **The Lifestyle**

Sandbanks offers miles of unspoilt Blue Flag sandy beaches perfect for traditional family days at the seaside. The tidal harbour offers safe and shallow waters ideal to learn the latest water sports whatever your age and there are plenty of local beauty spots to explore by land or sea. There are a good selection of excellent restaurants and bars close at hand and a wide variety of sports and social clubs make it easy to immerse yourself in the local community and meet like-minded people enjoying a luxurious coastal lifestyle.

### **Some local highlights:**

- The Boat Club at Salterns Marina - access a range of exciting motorboats for days out on the water
- Royal Motor Yacht Club - exclusive members only social, motor boat and yacht club
- Parkstone Yacht Club - members span all ages and generations, has a proud 125-year history
- The Watersports Academy - wind surfing, kite surfing, paddle boarding and more
- SuStudio - Dynamic Pilates and wellness community and café
- The Saltwater Sauna - on Sandbanks beach
- Parkstone Golf Club - world class golf course and club facilities
- Nature reserves and National Trust beaches at Studland and Brownsea Island
- Cycling clubs and organised ride-outs
- Weekly summer fireworks at Poole Harbour
- Annual Sand Polo at Sandbanks including Sandfest music festival

### **And to eat:**

- Rick Steins Seafood restaurant Sandbanks
- Shell Bay fish restaurant Studland
- Rockwater restaurant and lifestyle brand Branksome Chine and coming soon the Sandbanks Beach
- Compton Acres botanical gardens and award winning café
- Mark Bennetts patisseries.
- St Tropez Lounge bistro on Poole Quay
- Koh Thai Tapas Lilliput
- Lazy Jacks bistro Sandbanks

### **The Location**

Sandbanks is well connected being around two hours from London by car or rail. Bournemouth Airport is 20 minutes away and provides private jet services and scheduled domestic and international flights.

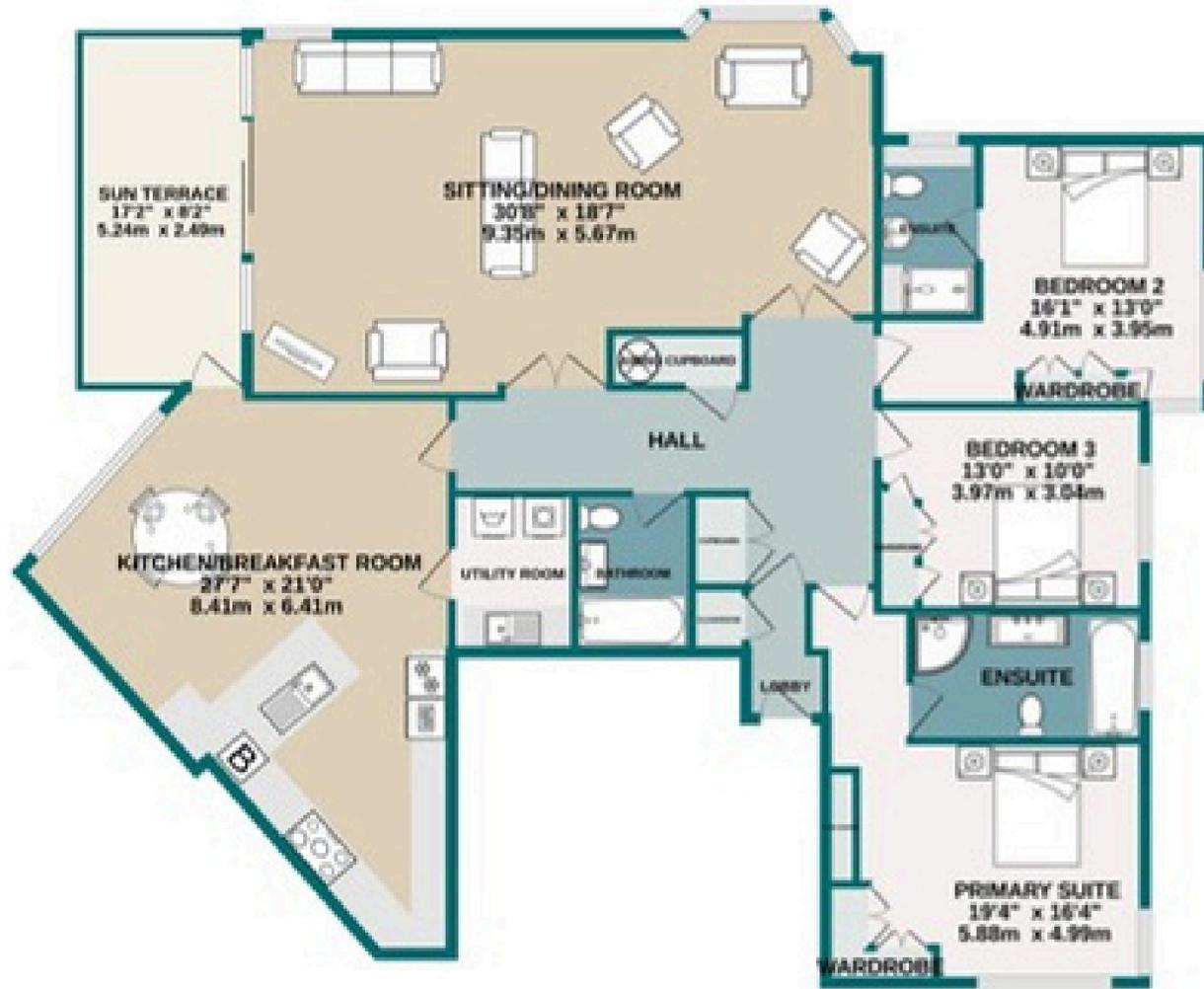
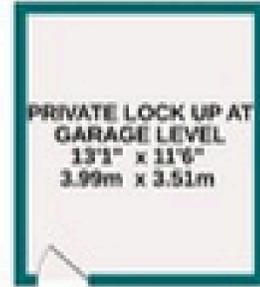
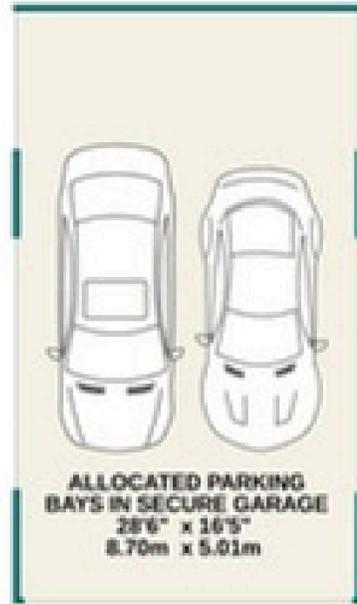




Sandy beaches are just a five minutes walk away, and it's easy to enjoy a wonderful coastal lifestyle with Sandbanks, Poole Harbour and the Isle of Purbeck all within reach.

CAR PARK LEVEL  
151 sq.ft. (14.0 sq.m.) approx.

PENTHOUSE  
1809 sq.ft. (168.0 sq.m.) approx.



TOTAL FLOOR AREA : 1960 sq.ft. (182.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Video Tour



Epc

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

# 20 Little Fosters, 25 Chaddesley Glen, Canford Cliffs

Floor area: 1960sq/ft. 182sq/m.

**Price:** £1,850,000

**Tenure:** Share of Freehold

**Service Charges:** £5,157.76p/a

**Council Tax Band:** H (£4509.00pa)

\*\*\* Amount shown is for a main home, please seek advice for additional home.

**EPC Rating - C**

**Local Authority:** BCP

**Stamp duty**

**Sole Property** £135,750

Effective Rate: 7.34%

**Second Home:** £228,250

Effective Rate: 12.34%

*Based on asking price.*

**No pets or holiday letting permitted**

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Contact me

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Little Fosters is one of my favourite developments in BH13, this penthouse has some of the best views I have seen! A panoramic view of the sea from your bedroom so you can fall asleep to the sound of the waves and wake up to the sunrise, and fascinating, ever-changing views over Sandbanks Peninsula and the harbour from your living spaces - it's a rare opportunity coming to market now for the first time in over 20 years.

If you'd like to know more or arrange a viewing, please get in touch on 01202 708383.

Jessica

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