

HITTING THE GROUND RUNNING IN 2023...

Whilst much of the national media house market coverage is reporting slower activity, I am pleased to advise you that this is not the case here in Canford Cliffs.

My team and I are experiencing strong activity across the market, with a diverse selection of property being sale agreed. These properties range from Townhouses, bungalows, and luxury houses plus a selection of apartments from 1 bedroom to a spacious 3 bedroom in sought after Canford Cliffs Road.

“ A number of these sales have been agreed on property that we have received instructions on since Christmas, which clearly demonstrates the appetite in the market, and that correctly priced property is selling fast. ”, explains Dominic.

Over 60% of our buyers have come from the local Canford Cliffs area, several of whom are downsizing to smaller homes. The remaining 30% are from outside of Dorset, looking to purchase a second home in this outstanding area of coastline.

With such a high level of sales, we urgently require all types of property in Canford Cliffs and the surrounding area to keep up with demand from all sectors of the market. If you're considering your next move, it would be our pleasure to provide you with a full market appraisal.

Please call Dominic Allen (Manager) on **01202 701616**
or email **dominic.allen@goadsby.com**





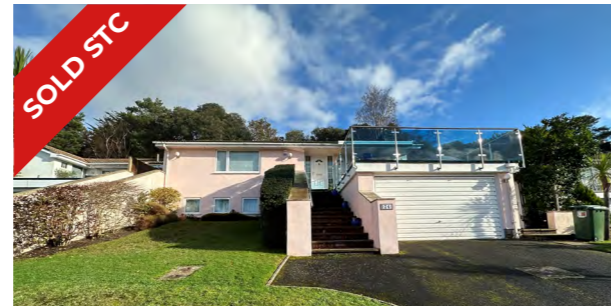
Elmstead Road
Close to Canford Cliffs Village and the first time on the market for nearly 30 years



Beaumont Road
Stunning 5 bed furnished detached house, desirable Canford Cliffs Location



Penn Hill Avenue: Property on market with another agent for months with little interest. Goadsby secured a buyer quickly after taking instructions with multiple viewings



Avalon: Walking distance to Lilliput and with a sale agreed 'Off Market' to the first viewers



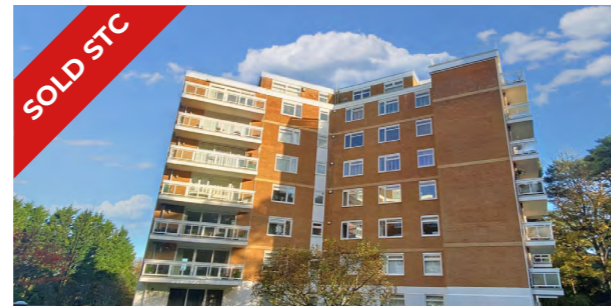
Panorama Road: previously let 4 bed semi-detached unfurnished house in Sandbanks Penninsular



Waters Edge: 2 bedroom, 2 bath ground floor unfurnished apartment in Canford Cliffs with stunning harbour views



Canford Cliffs Road: Spacious 3 bedroom apartment with multiple viewings and buyer secured within 7 days



Branksome Court: 2 apartments agreed in conveniently located block just a stones throw from Canford Cliffs Village



Lindsay Manor: 2 bed unfurnished apartment with garage in Branksome Park



Tower Road: Let agreed on 2nd viewing, two bed furnished apartment situated in Branksome Park



De Mauley Court: 2 apartments sale agreed in this popular block close to Canford Cliffs Village



Beach Road
Buyer found within 5 days with multiple offers received



Evesham Court: 2 bedroom, 2 bath unfurnished apartment in Branksome Park with garage and south facing balcony



The Pines: 2 bedroom part-furnished apartment on The Avenue, Branksome Park



The lettings market in Canford Cliffs is going from strength to strength. Income is up 4% year on year, and the average rent for all types of property is now over £1,100 pcm.

We have let a large variety of properties including a 1 bedroom apartment near Westbourne for £895 pcm to a spectacular family home in Canford Cliffs for £7,500 pcm.

Emma Errington, Lettings Department, comments:

▄▄ Demand is still very strong for quality rentals in the Canford Cliffs area. Tenancies for young professionals are still our core market but we are finding a number of families moving to the area who want to 'try before they buy'. Rents continue to rise and, with the award-winning beach on our doorstep, tenants are willing to pay a premium to secure a let. ▄▄

We take pride in providing a friendly, professional service and help landlords maximise returns on their property investments. All prospective tenants are thoroughly vetted using our inhouse referencing service to provide landlord with suitable and reliable tenants. With everchanging lettings legislation, our portfolio of landlords use Goadsby to advise them on how they can continue to make sure their investment meets current legal requirements.

If you have a property that you need let quickly to the right tenant, please get in touch:

Call us on **01202 701616**

or email **emma.errington@goadsby.com**

Find us on  
[@goadsbyestateagents](https://www.instagram.com/goadsbyestateagents)