



## Pinewood Road, Poole, Dorset, BH13

£250,000 *Share of Freehold*



A bright and well presented top floor apartment situated in this small character converted development of just 6 privately owned properties. Offered with vacant possession this spacious property sits adjacent to the entrance to the beach.

### KEY FEATURES

- Character conversion
- Top floor
- One double bedroom
- Large lounge
- Modern fitted kitchen
- Garage & allocated parking
- Pets allowed
- Vacant possession



Westbourne

01202 767633 | [westbourne@winkworth.co.uk](mailto:westbourne@winkworth.co.uk)

**Winkworth**

for every step...



## DESCRIPTION

Nestled in the highly sought-after area of Branksome Chine, this impressive top floor flat seamlessly blends period charm with contemporary comfort. Set within a stunning character conversion, the property boasts a host of original features that add a sense of timeless elegance throughout.

Upon entering, discover a spacious layout defined by a large, inviting lounge – the perfect place to unwind or entertain guests. The modern fitted kitchen is ideal for culinary enthusiasts, combining style with practicality to meet all your everyday needs. The generously sized double bedroom offers tranquillity and comfort, while the immaculate bathroom features contemporary fittings for a luxurious feel.

Outside, this unique home benefits from a private garage and allocated off-road parking – a rare find in such a desirable setting. Pets

are welcome, making it an excellent choice for animal lovers seeking a coastal lifestyle. The property is offered with vacant possession, presenting a fantastic opportunity for those ready to move straight in.

No major works are expected for the building with the roof having been overhauled in 2025 and internal & external redecoration of the hallways completed in the same year.

Location is paramount, and this flat certainly delivers. Just moments from the entrance to the breathtaking Branksome Chine beach, outdoor enthusiasts can enjoy serene walks along the sands or invigorating swims in the sea. A short distance away lies the chic village of Westbourne, known for its boutique shops, inviting cafés, and vibrant social scene. Excellent transport links ensure swift travel to central Bournemouth, Poole, and beyond with a bus stop directly outside.

This is a rare opportunity to purchase a beautifully maintained flat in a prime coastal location, perfect for first-time buyers, downsizers, or anyone seeking a distinctive home by the sea.





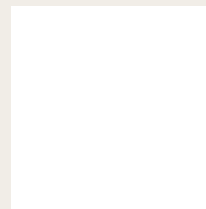
## LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN260206>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 989 years

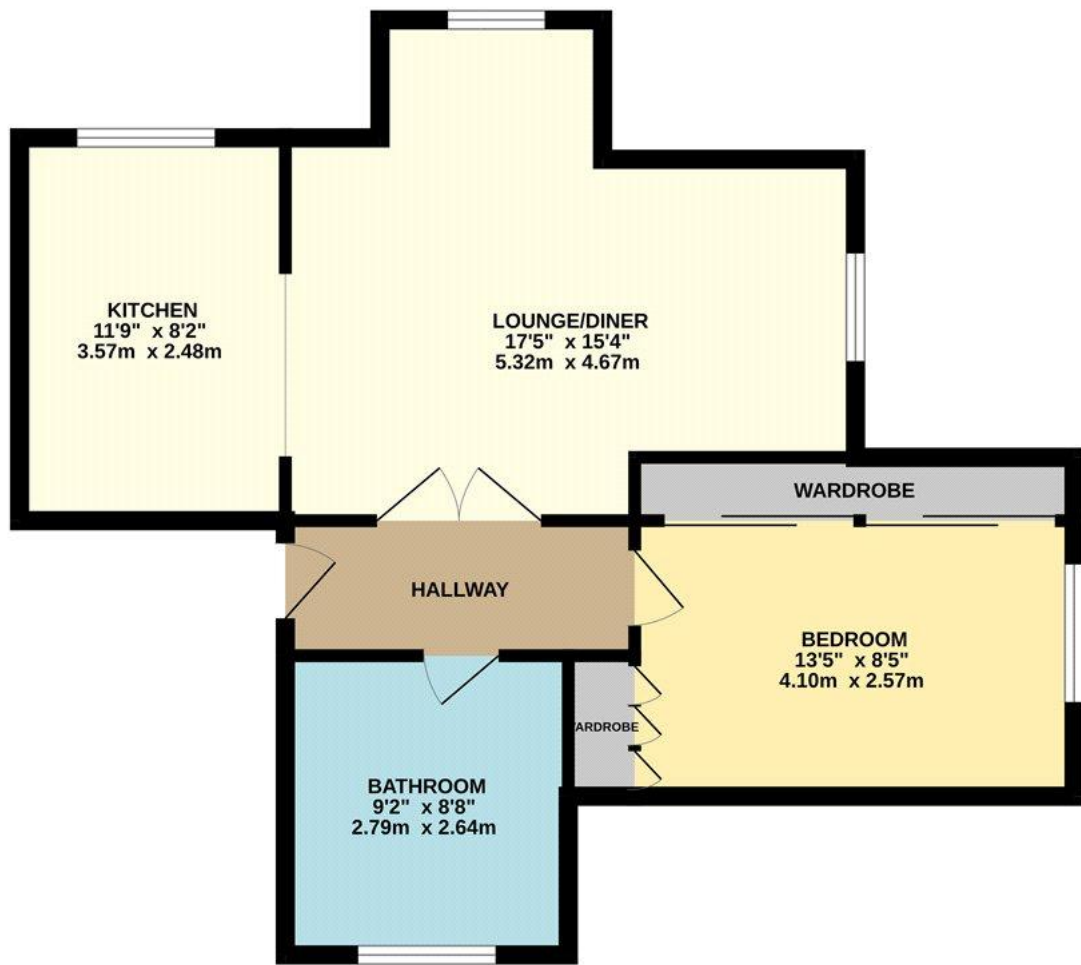
**Service Charge:** £1500 per annum, run by a managing agent

**Council Tax Band:** B

**EPC rating:** C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

SECOND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 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.  
Made with Metropix ©2026

Westbourne

01202 767633 | [westbourne@winkworth.co.uk](mailto:westbourne@winkworth.co.uk)

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.