



Lindsay Road, Dorset, BH13

£450,000 *Share of Freehold*

4  2  3 

A spacious four bedroom town house in this popular Branksome Park development. Set over three floors and benefiting from fantastic views over the landscaped grounds. Offered with vacant possession.

KEY FEATURES

- Three storey town house
- Four bedrooms
- Three bathrooms
- Kitchen & utility room
- Two reception rooms
- Garage & allocated parking
- Landscaped communal gardens



Westbourne

01202 767633 | westbourne@winkworth.co.uk



DESCRIPTION

Nestled in the sought-after enclave of Branksome Park, this substantial three storey town house offers spacious and versatile accommodation spanning approximately 1,412 sq ft. Arranged over three levels, the property features four generous double bedrooms and three well-appointed bathrooms, catering perfectly to family living or those who love to entertain guests.

The ground floor welcomes you with two inviting reception rooms, ideal for both formal gatherings and relaxed evenings with the family. The well-equipped kitchen provides ample workspace, complemented by a practical utility room for added convenience. A private garage and driveway offer secure off-road parking, a true asset in this desirable location.

This home benefits from landscaped communal gardens, creating a

peaceful green haven to enjoy without any of the maintenance. The property is offered with vacant possession, making it an attractive proposition for buyers looking to move quickly or planning to update and personalise their new home.

Situated just a level walk from the vibrant heart of Westbourne, residents can enjoy a wide selection of independent shops, cafés, and restaurants. Excellent transport links are close at hand, ensuring convenient access to Bournemouth, Poole, and beyond. The property is also ideally positioned for outdoor enthusiasts, with the scenic beaches nearby—perfect for morning walks, water sports, or simply relaxing by the sea.

Some modernisation is required, presenting the perfect opportunity for new owners to update and shape the property to their personal tastes.

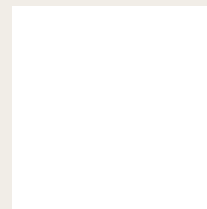




LOCATION

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 postcode on www.checker.ofcom.org.uk

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



<https://www.winkworth.co.uk/sale/property/WBN260242>

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

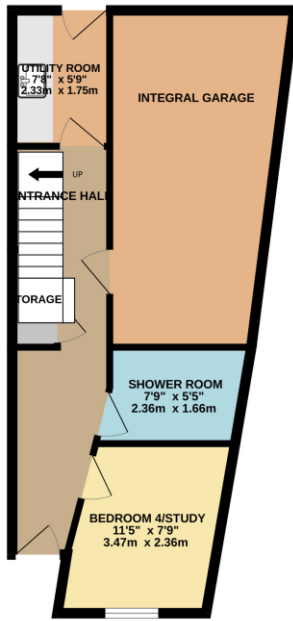
Tenure: Share of Freehold

Council Tax Band: F

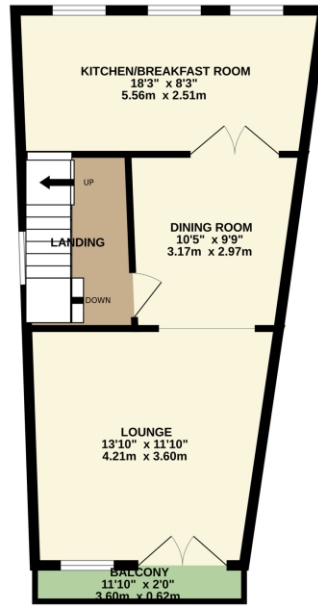
EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		83 B
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

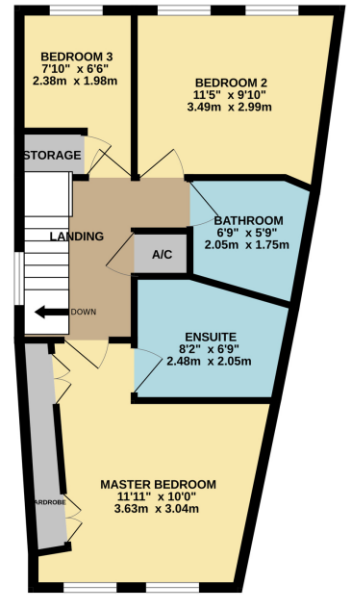
GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 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 62025

Westbourne

01202 767633 | westbourne@winkworth.co.uk

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.