



## The Avenue, Dorset, BH13

£325,000 *Share of Freehold*

A bright and spacious second floor apartment situated in this popular Branksome Park development. Sunset Lodge occupies a superb position with beautifully landscaped communal gardens. Offered with vacant possession.



### KEY FEATURES

- Purpose built
- Second floor with lift
- Two double bedrooms
- Two reception rooms
- Two bathrooms
- Sunny balcony
- Double garage



**Westbourne**

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## DESCRIPTION

Situated in the sought-after enclave of Branksome Park, this spacious purpose-built second floor flat offers contemporary living in a prime coastal setting. Accessed by lift, the property extends to an impressive 98.2 sqm and is perfectly arranged for both comfort and convenience.

Inside, the flat features two generously sized double bedrooms and two well-appointed bathrooms, ideal for families or those seeking space for visiting guests. The dual reception rooms create a flexible environment, perfect for entertaining or relaxation, while the sunny balcony invites you to enjoy peaceful moments with an elevated outlook. There is excellent storage throughout, making it easy to enjoy a clutter-free lifestyle.

The property also benefits from a rare double garage, providing secure off-street parking and valuable extra storage. This is an exceptional

addition for those seeking practicality alongside elegance.

The location makes everyday life a pleasure. Branksome Park is renowned for its leafy surroundings and tranquil atmosphere, while excellent transport links ensure effortless connections to Bournemouth, Poole and beyond. A level walk leads to the vibrant centre of Westbourne, known for its independent boutiques, cafés, and restaurants. For lovers of the outdoors, the stunning blue flag beach at Branksome Chine is just a short stroll away, providing the perfect backdrop for seaside walks and summer days.





## 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](http://www.checker.ofcom.org.uk)

## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 941 years

**Service Charge:** £3300 per annum

**Council Tax Band:** E

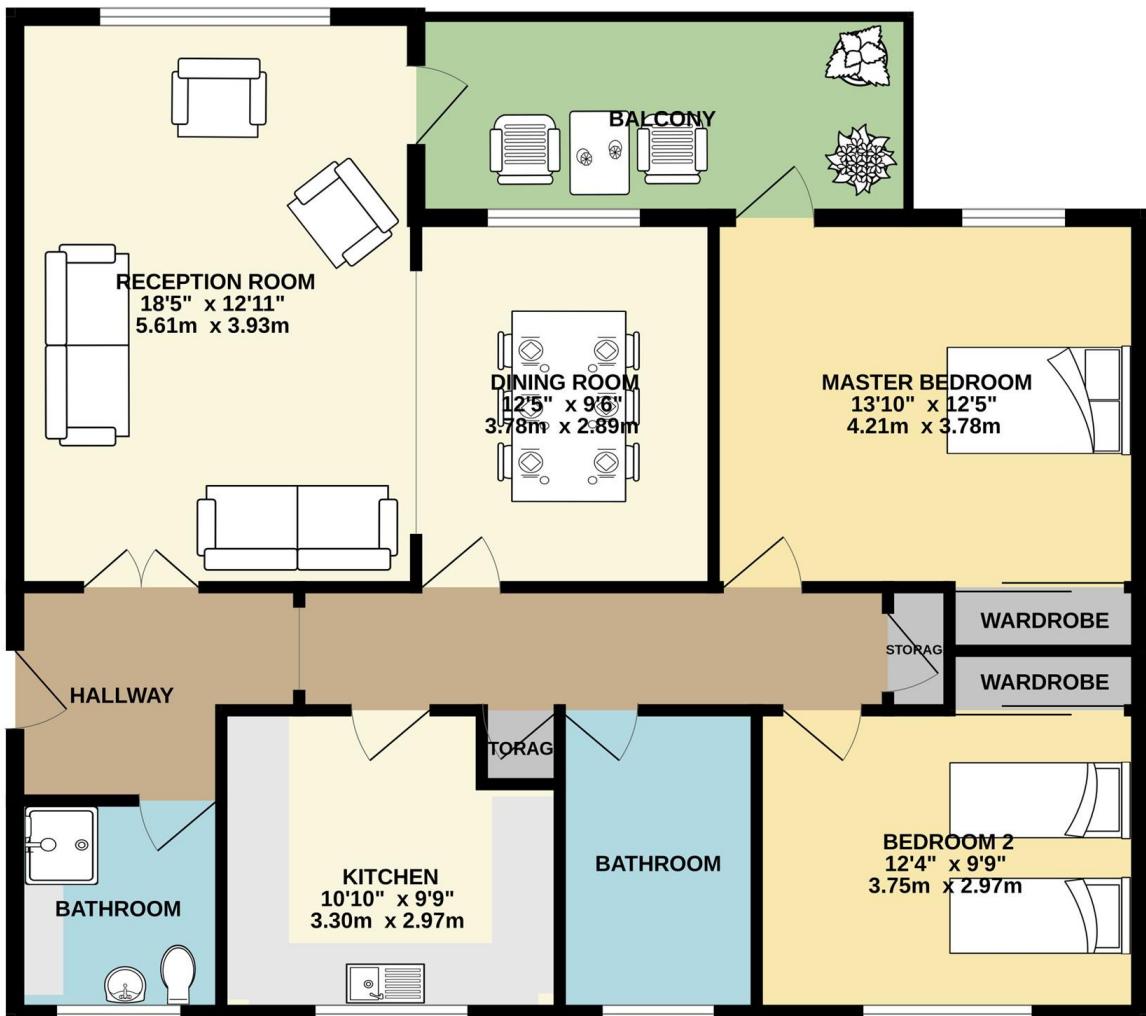
**EPC rating:** To be confirmed

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

<https://www.winkworth.co.uk/sale/property/WBN240569>

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.

999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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 sales purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
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