



## DEANWOOD HOUSE, 32 TOWER ROAD, BRANKSOME PARK, POOLE, BH13

### **£385,000 LEASEHOLD**

A well presented two bedroom house set within the grounds of a character converted development. Situated in prime position just a short walk away from the beach at Branksome Chine whilst also being near to the popular shops bars and restaurants in Westbourne. The property is in good order throughout having been redecorated and recarpeted for sale. Vacant possession.

Semi detached house | Two double bedrooms | Two bathrooms | Lounge diner | Fitted kitchen | Private garden | Off road parking for two cars | Close to the beach

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Alum Chine Beach is probably one of Bournemouth's favourite Blue Flag award winning beaches, particularly loved by the locals for its wide, exceptionally clean, sandy beaches situated further to the West of Bournemouth, away from the hustle and bustle of Bournemouth Pier and the town centre.

It's hugely popular with young families due to a pirate-themed large adventure playground, toilets with baby changing facilities, lost children centres, RNLI lifeguard stations, pubs and ice cream kiosks.

Alum Chine is home to a beautiful Tropical Garden which is situated to the rear of the beach and the beautiful wooded chine leads all the way to Westbourne Village which offers an excellent range of individual shops, bars, coffee shops and restaurants.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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.





## DESCRIPTION

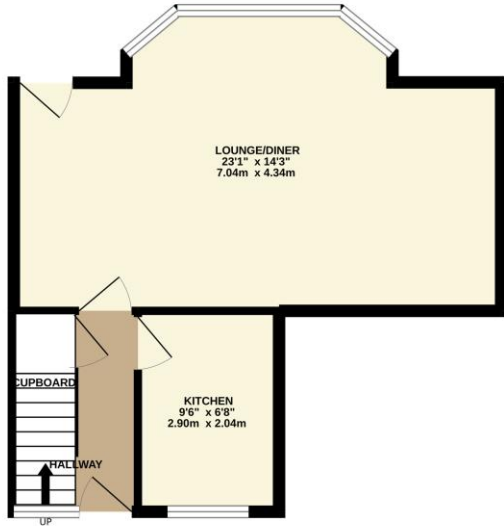
A particular feature of the property is the bright and spacious lounge which benefits rear aspect overlooking the private rear garden, there is a large bay window and a patio door which leads to the outside and there is ample room for a dining table. There is a fitted kitchen which benefits from a range of basin eye level work units with integrated appliances.

Upstairs there are two generous double bedrooms both with Velux skylights incorporating blackout blinds. The master bedroom has the added benefit of an ensuite shower room. There is also spacious family bathroom with suite comprising of a WC, wash handbasin and panel bath with shower above.

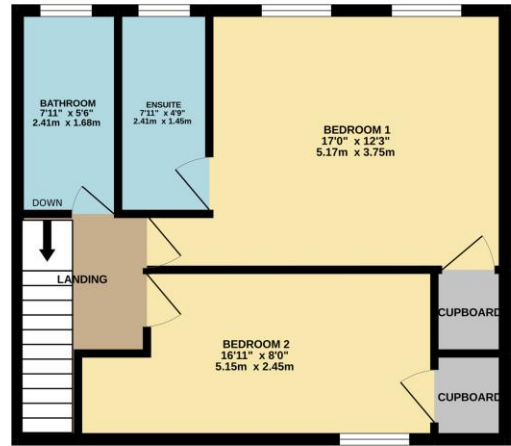
The private rear garden is predominately later lawn with mature shrubs and trees borders.

There are two allocated off-road parking bays conveyed with the property.

GROUND FLOOR  
407 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 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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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: E**

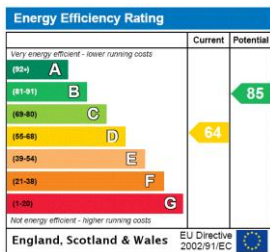
**TENURE: Leasehold**

**LOCAL AUTHORITY: BCP**

**SERVICE CHARGE: £1250 per annum**

## AT A GLANCE

- Semi detached house
- Two double bedrooms
- Two bathrooms
- Lounge diner
- Fitted kitchen
- Private garden
- Off road parking for two cars
- Close to the beach



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