



SUNSET LODGE 30-32, THE AVENUE, POOLE, DORSET, BH13

£350,000 SHARE OF FREEHOLD

This spacious, south facing first floor purpose built apartment presents brilliantly with modern contemporary accommodation throughout and views over the exceptionally large and beautifully maintained communal grounds. Offered with vacant possession.

Purpose built | First floor with lift | Two double bedrooms | Two bright reception rooms | Modern kitchen | Contemporary bathroom and further shower room | Large south facing balcony | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

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

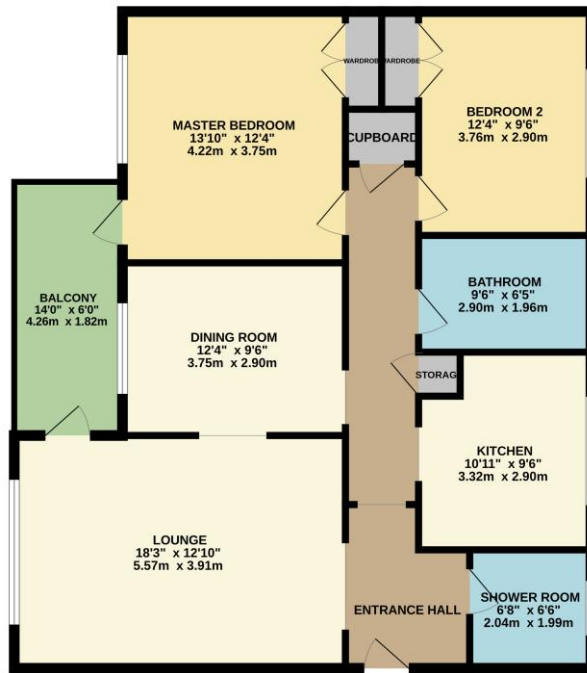
A fantastic opportunity to acquire this purpose-built first floor flat in the sought-after area of Branksome Park. This property boasts two double bedrooms, two bright reception rooms, a modern kitchen, and a contemporary bathroom and further shower room.

Featuring a large south-facing balcony, this property is perfect for enjoying the sunshine and outdoor living. In addition, there is a garage for convenient parking. The flat also benefits from a lift for easy access to the first floor.

Situated just a short level walk to Westbourne, residents will have easy access to a range of amenities, shops, and restaurants. This property is also close to good transport links and the beach, making it an ideal location for those looking for a mix of city living and seaside relaxation.

With a size of 1012sq/ft, this property offers plenty of living space for comfortable and modern living.

FIRST FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.0 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: Share of Freehold 946 year lease

LOCAL AUTHORITY: BCP

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

AT A GLANCE

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- Contemporary bathroom and further shower room
- Large south facing balcony
- Garage

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