



## The Avenue, Dorset, BH13

£295,000 *Share of Freehold*



A spacious first floor apartment situated on the popular tree lined Avenue in Branksome Park. The property is well presented but would benefit from some updating to realise its true potential. Vendors suited.

### KEY FEATURES

- Purpose built
- First floor
- Two double bedrooms
- Two reception rooms
- Kitchen breakfast room
- Large balcony
- Garage



**Westbourne**

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## DESCRIPTION

Nestled in the heart of Branksome Park, this impressive first floor flat offers a superb blend of comfort, space, and practicality, ideally suited for those seeking a relaxed coastal lifestyle. Set within a purpose-built development, the property boasts a generous 945 sqft of well-proportioned living space, presented in reasonable condition and ready for personal touches.

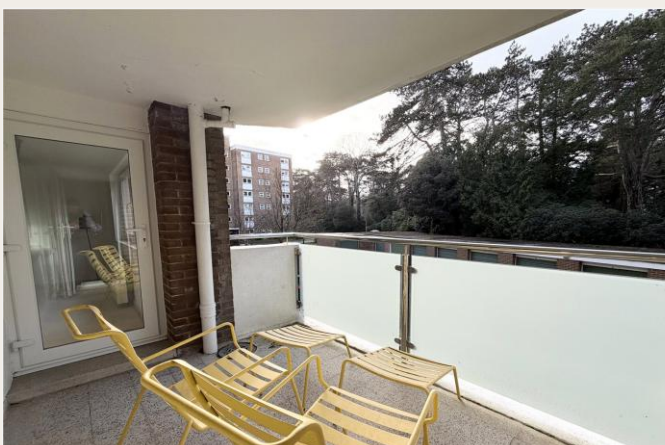
The flat features two spacious double bedrooms, allowing ample room for relaxation or working from home. Two bright and welcoming reception rooms provide excellent flexibility for living and entertaining, with elegant proportions and plenty of natural light throughout. The inviting kitchen breakfast room is perfect for casual meals, with thoughtfully planned storage and workspace.

A standout feature is the expansive balcony, offering a wonderful spot

for al fresco dining or simply soaking up the tranquil surroundings. With good storage options throughout and the added benefit of a garage, practicality is prioritised without compromising on style.

The property's location is a particular highlight: within an easy, level walk of vibrant Westbourne, renowned for its boutique shops, cafés, and restaurants. Excellent transport links ensure swift connections to Bournemouth, Poole, and the wider area, while the beautiful sandy beach is just moments away – ideal for weekend strolls and seaside enjoyment.

With well-suited vendors and no onward chain, this attractive first floor flat deserves to be viewed in person.







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



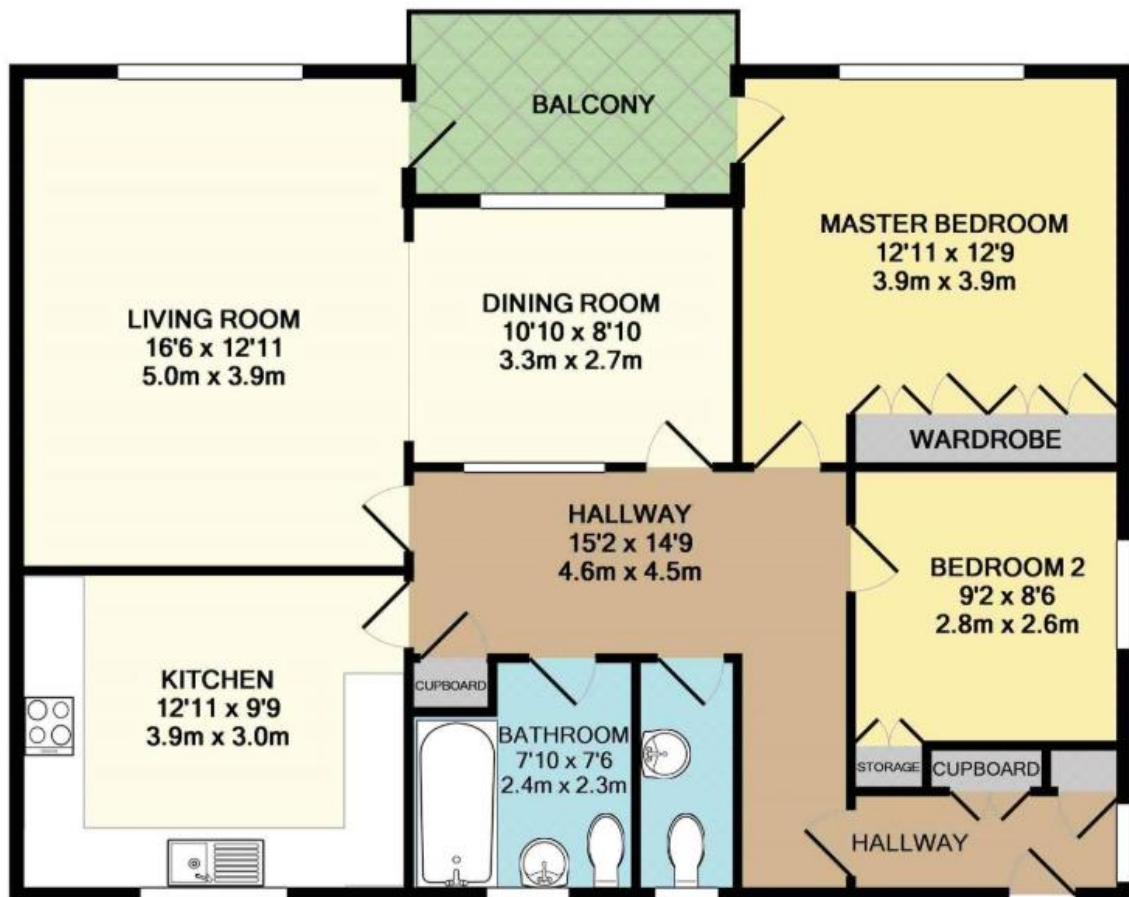
<https://www.winkworth.co.uk/sale/property/WBN260063>

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: 978 year
- Service Charge: £2600 per annum
- Council Tax Band: D
- EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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