



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

£320,000 SHARE OF FREEHOLD

Sunset Lodge is an incredibly popular development which is built on a double plot in the tree lined Avenue. Westbourne is a level walk away and the beach is just 0.4 miles. The property is offered with vacant possession.

Fourth floor | Two double bedrooms | Two reception rooms | Two bathrooms | Fitted kitchen | Good storage | Sunny Balcony | Garage

Westbourne | 01202 767633 |

Winkworth



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



DESCRIPTION

Sunset lodge is a fantastic development built on a double plot. Located in the popular area of Branksome Park, Poole, this fourth floor flat boasts stunning communal gardens.

The property features two double bedrooms, two reception rooms, two bathrooms, a fitted kitchen, and ample storage space. Enjoy the natural light and fresh air on the sunny balcony, or park your car conveniently in the garage.

With good transport links and proximity to the beach, residents can enjoy the best of both worlds - a peaceful neighbourhood just a level walk away from the vibrant shops and restaurants of Westbourne.

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 foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 ©2025

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 940 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2400 per annum

AT A GLANCE

- Fourth floor
- Two double bedrooms
- Two reception rooms
- Two bathrooms
- Fitted kitchen
- Good storage
- Sunny Balcony
- Garage

Westbourne | 01202 767633 |

Winkworth