



SUNSET LODGE, THE AVENUE, BRANKSOME PARK, POOLE, DORSET, BH13

£350,000 SHARE OF FREEHOLD

An incredibly spacious two double bedroom first floor apartment with stunning garden views set within this popular and well managed purpose built development which is situated just a short level walk away from the popular shops bars and restaurants in Westbourne whilst also being close to the beach. The property comprises of bright modern accommodation throughout with a sunny balcony.

Purpose built | Two double bedrooms | Two reception rooms | Two bathrooms with underfloor heating | Fitted kitchen | Good storage | Sunny 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

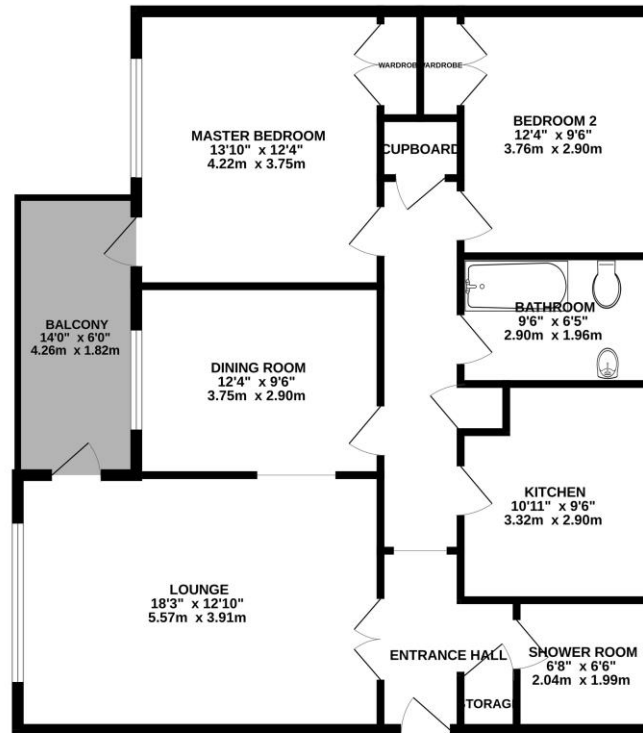
The apartment is situated on the first floor which can be accessed via lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses two large storage cupboards, an airing cupboard and doors to principal rooms.

There is an incredibly bright lounge, which benefits from a large south facing window and access onto the south facing balcony via a patio door. The dining room is open plan to the lounge, but can also be accessed by the entrance hall and there is ample space for a large table. The kitchen is fitted with a range of base and eye level work units with integrated appliances to include a double mid-level oven, gas hob, washing machine, dishwasher, fridge & freezer and a wall mounted boiler.

There are two generous size double bedrooms, both with fitted wardrobes and the added benefit of access onto the private balcony from the master bedroom. The family bathroom is fully tiled and comprises of a suite to include WC, wash hand basin and a spa bath with hand held shower attachment. There is also a second bathroom which comprises of a suite to include WC, wash hand basin in set into a vanity unit and a large cubicle shower. Both bathrooms enjoy underfloor heating.

A garage is conveyed with the property as well as visitor parking on a first come first serve basis.

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 for 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

LOCAL AUTHORITY: BCP

AT A GLANCE

- Purpose built
- Two double bedrooms
- Two reception rooms
- Two bathrooms with underfloor heating
- Fitted kitchen
- Good storage
- Sunny balcony
- Garage

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