



The Avenue, Dorset, BH13

£565,000 *Share of Freehold*

5  1  4 

An incredibly spacious five bedroom end of terrace town house which is situated in a small development of privately owned homes in the heart of Branksome Park. The popular shops bars and restaurants in Westbourne are nearby as is the award winning beach and good transport links.

KEY FEATURES

- End of terrace town house
- Five bedrooms
- Four bathrooms
- Large lounge
- Kitchen diner
- Utility room
- Study



Westbourne

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DESCRIPTION

Clieleden is a small development situated on the tree lined Avenue in Branksome Park. Comprising of just nine privately owned homes which center around a courtyard garden. All of the properties enjoy covered parking with ample amounts of visitor spaces also available.

The house occupies a very favourable end of terrace position within the development and is set over three floors. On the ground floor there is a bright dual aspect lounge, a large kitchen diner fitted with a range of base and eye level work units and there is ample space for a large table. A utility room with garden access and a downstairs wc.

The first and second floors accommodate four generous size double bedrooms, three of which have the benefit of modern ensuite bathrooms, a fifth single bedroom and a family bathroom. There is also a study and a large storage cupboard on each floor.

Enjoying a south facing wrap around garden which is laid to lawn with paved areas of outside dining, ample room for a shed and a summer house.





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

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<https://www.winkworth.co.uk/sale/property/WBN240458>

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 and 7 months

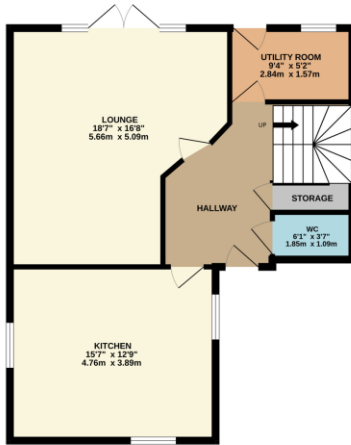
Service Charge: £3600 per annum

Council Tax Band: F

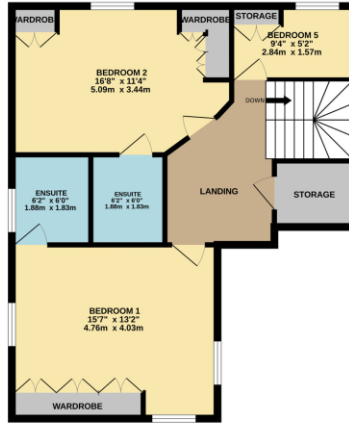
EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

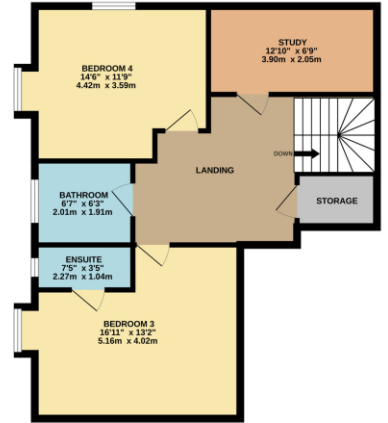
GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.0 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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