



CHESTER ROAD, BRANKSOME PARK, POOLE, DORSET, BH13

£419,950 SHARE OF FREEHOLD

This beautifully presented first floor two double bedroom two reception room apartment is located in the heart of Branksome Park and just a short distance from the local award winning sandy beaches. Both Westbourne and Canford Cliffs villages are also nearby offering an excellent range of shops, bars, restaurants and coffee shops. The property itself retains much of it's original charm and character and boast features such as high ceilings, a private sun terrace and the front garden.

Two double bedrooms | Share of freehold | First floor | Private front garden | Sun terrace | Two reception rooms | Prime location | Close to beach and Westbourne Village

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 property is approached from Chester Road where a wooden gate leads down a gravel driveway adjacent to the private front garden where the front entrance can be found with stairs leading to the first floor. The impressive hallway is incredibly spacious and is used as a dining room creating an additional reception room and a sociable area of the apartment.

The kitchen is fitted with an extensive range of both floor and wall mounted cupboard and drawer units with adjoining black granite work surface areas and a range of integrated appliances. A particular feature of the property is the private terrace which is accessed from the kitchen and has space for an outdoor dining table and chairs and additional garden furniture if required.

The lounge is a spacious and bright room with a south westerly aspect feature window flooding the room with light and enjoys a pleasant aspect. The lounge has a log burner and plenty of space for a large sofa suite and chairs as required.

Both bedrooms are large double rooms with the master being an incredibly bright and spacious room with a large bay window and benefiting from an en-suite shower room. The second bedroom enjoys a south-westerly aspect and has fitted wardrobes. There is also a family bathroom. The property benefits from a very spacious loft.

Outside, the front garden belongs to this apartment and is predominantly laid to lawn, enjoys a south-westerly aspect and has a log store and shed. Unrestricted parking is available on the road outside the property.

TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.3 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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GROUND FLOOR
APPROX. FLOOR
AREA 56 SQ.FT.
(5.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 894 SQ.FT.
(83.1 SQ.M.)

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

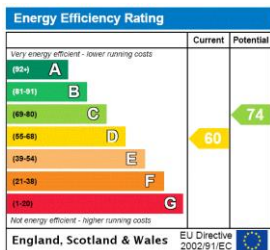
COUNCIL TAX BAND: C

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Two double bedrooms
- Share of freehold
- First floor
- Private front garden
- Sun terrace
- Two reception rooms
- Prime location
- Close to beach and Westbourne Village



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