



CHALBURY, THE AVENUE, POOLE, DORSET, BH13

£495,000 SHARE OF FREEHOLD

An exceptionally well presented apartment set within this very popular modern development. Situated in the heart of Branksome Chine and just a short walk away from the beach whilst also being close to the local amenities and good transport links of Westbourne. Offering modern accommodation throughout with two sun terraces and gated underground parking. Vacant possession.

Modern purpose built development | Second floor | Two double bedrooms with fitted wardrobes | Two modern bathrooms | Large lounge diner | Kitchen breakfast room | Two large sun terraces | Gated underground parking | Vacant possession

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.



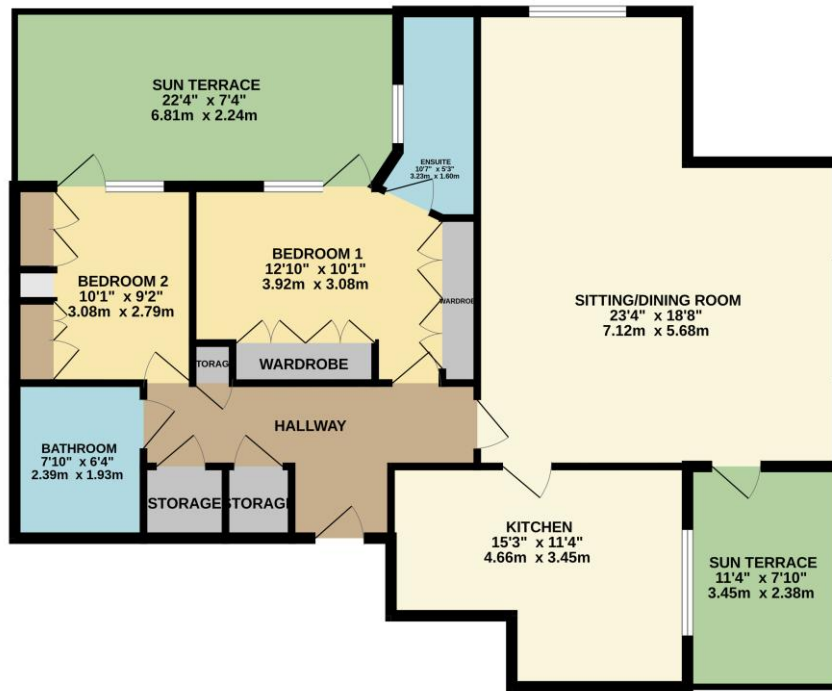
DESCRIPTION

A superb opportunity to own a stunning second floor flat in a modern purpose built development situated in Branksome Park.

This exquisite property features two spacious double bedrooms, each equipped with fitted wardrobes, as well as two modern bathrooms. The large lounge diner and kitchen breakfast room provide ample space for relaxation and entertaining guests.

Step outside onto the two large sun terraces which enjoy different aspects and are perfect for outside dining. Conveniently located near the beach at Branksome Chine, residents can enjoy leisurely strolls along the shore. With a short distance to the shops, bars, restaurants, and excellent transport links of Westbourne, this property truly embodies the perfect blend of luxury and convenience. Offered for sale with vacant possession, this exceptional property comes with the added benefit of gated underground parking.

SECOND FLOOR
977 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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

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