



GROVELANDS, BURTON ROAD, BRANKSOME PARK, POOLE, DORSET, BH13

£899,000 SHARE OF FREEHOLD

Competitively priced for a chain free sale. Penthouses of this magnitude rarely come to market so do act quickly to avoid disappointment.

This immaculate true penthouse occupies the entire top floor of this modern gated development. Offering both exceptionally large lounge and separate kitchen/dining room. In addition, there are 3 double bedrooms and 3 balconies. Situated within walking distance of the beach in a quiet tree lined street just 650m level walk to Westbourne Centre.

True penthouse approx. 2400 square feet | 7-year-old gated development
 | 2 exceptionally large reception rooms | 3 double bedrooms | 2
 bathrooms both with walk in rainforest showers and baths | Neville
 Johnson bespoke study/library | 3 large balconies each with 2 substantial
 storage cupboards. | Superb storage inside the apartment also | Personal
 direct lift access | Underfloor heating | Air conditioning/heating | Off road
 parking | Dogs allowed under license | Chain free

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

This chain free penthouse of a 7-year-old gated development occupies the entire top floor. The apartment can be accessed via stairs or lift. Both lead directly into the spacious and light reception area where you will find a fitted study and library.

The lounge is a superb size with vaulted ceilings and window overlooking the tree lined front garden. Double glass doors lead to a large balcony facing due West. The also exceptionally large kitchen/dining room is a feature of this property with vaulted ceiling and windows. The balcony in this case faces east for morning sun and overlooks trees and the rear garden. The kitchen is fitted with a range of tall and floor Porcelanosa units, an integrated oven, combined microwave and oven and fridge freezer. There is also an induction hob, integrated wine fridge and Quooker tap.

The large master bedroom has a walk-in wardrobe, a walk-in dressing room plus an ensuite. The ensuite has Porcelanosa bath, large shower, hand basin, WC and integrated heated mirror cupboard. The master bedroom has double doors opening onto the third large balcony facing west.

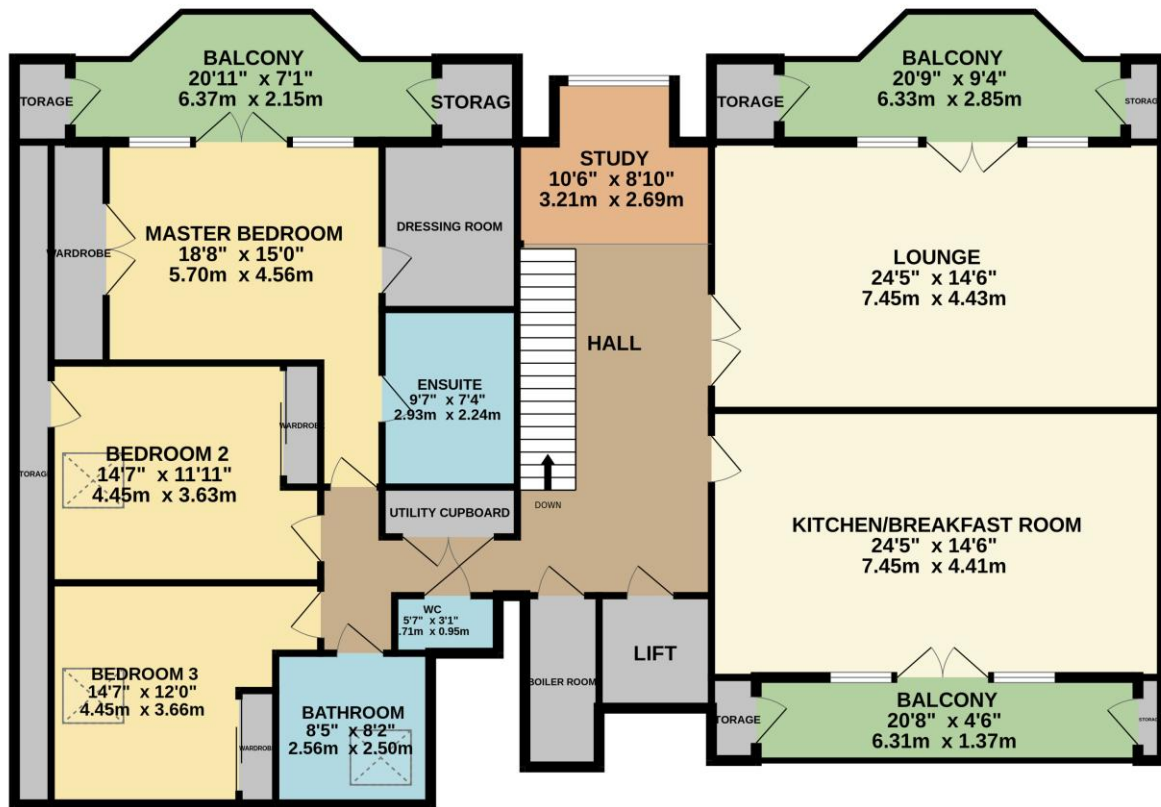
Bedrooms 2 and 3 are both good size doubles with built in wardrobes. The family bathroom is also fitted with Porcelanosa bath, separate shower, handbasin, WC and an integrated heated mirror cupboard.

From the hall there is a guest WC and a cupboard for washing machine and tumble dryer. In addition, there is a large walk-in cupboard with the combination boiler and underfloor heating controls.

The apartment has fitted carpets or Porcelanosa tiles throughout. Fitted with air conditioning which cannot only cool but can be used to warm rooms on a chilly evening when you do not want the full underfloor heating in use.

There is an abundance of storage throughout this property as listed. Plus, each balcony has two large storage cupboard units. Off bedroom 2 there is an eaves cupboard running the entire depth of the property. Outside you will find well maintained gardens, which residents are welcome to tend if they so wish. Alongside the gardens is a bin store and locked bike/garden tool store. There is dedicated parking for one car and two visitors' spaces. If more than one space is required there are residents permits for road parking directly outside the property which are easily available from BCP.

THE PENTHOUSE
2476 sq.ft. (230.0 sq.m.) approx.



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

TOTAL FLOOR AREA: 2476 sq.ft. (230.0 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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COUNCIL TAX BAND: G

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £4331 per annum to include reserve fund contribution

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

AT A GLANCE

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- 7-year-old gated development
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- 3 double bedrooms
- 2 bathrooms both with walk in rainforest showers and baths
- Neville Johnson bespoke study/library
- 3 large balconies each with 2 substantial storage cupboards.
- Superb storage inside the apartment also
- Personal direct lift access
- Underfloor heating
- Air conditioning/heating

Westbourne | 01202 767633 |

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