



## HAYDON GARDENS, HAYDON ROAD, POOLE, BH13

### **£385,000 SHARE OF FREEHOLD**

This well presented two bedroom ground floor garden apartment is situated in a superb position within a gated character conversion in Branksome Park. The beach is just a few hundred meters away whilst also being close to the shops, bars and restaurants in Westbourne. Benefiting from bright modern accommodation throughout with a lovely private garden.

Ground floor | Two double bedrooms | Lounge diner | Modern kitchen | Contemporary bathroom | Conservatory | Private garden | Allocated parking behind gates

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

Haydon Gardens is a beautiful character converted development which is set behind electric gates in the heart of Branksome Park. This apartment is situated on the ground floor and is accessed via a communal entrance with well presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

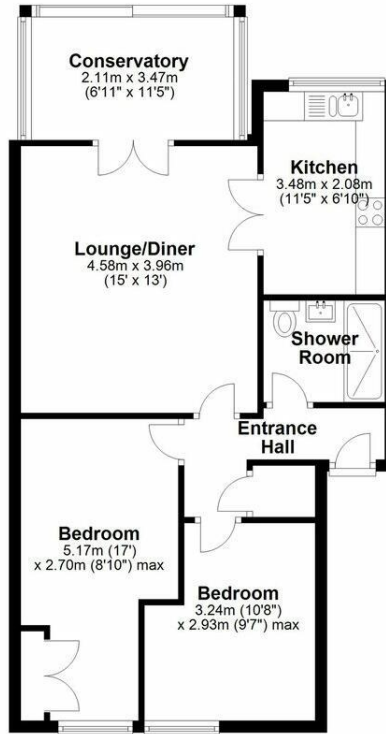
There is a bright lounge diner with ample space for a table and views through French doors into the conservatory with the private garden beyond. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances and a large window with views over the private garden.

There are two double bedrooms with the master bedroom having the added benefit of fitted wardrobes and a dressing area. The contemporary shower room is fully tiled and comprises of a suite to include WC wash hand basin and large walk-in double shower.

The rear garden is predominantly laid to lawn with a paved area for outside dining and there are established flower and shrub borders offering a high degree of seclusion. There is also a rear gate which leads out onto Westminster Road.

An allocated parking space is conveyed with the property set behind secure electric gates.

**Ground Floor**  
Approx. 65.1 sq. metres (701.0 sq. feet)



Total area: approx. 65.1 sq. metres (701.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

*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: D**

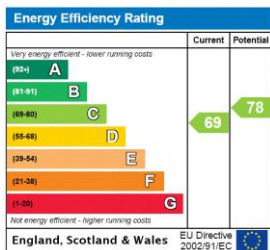
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1920 per annum

**AT A GLANCE**

- Ground floor
- Two double bedrooms
- Lounge diner
- Modern kitchen
- Contemporary bathroom
- Conservatory
- Private garden
- Allocated parking behind gates



Westbourne | 01202 767633 |

