



Tower Road, Dorset, BH13

£425,000 *Share of Freehold*

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A spacious three bedroom apartment set within this prestigious Branksome Park development. Set amongst manicured communal gardens with secure underground parking and situated close to the beach.

KEY FEATURES

- Third floor with lift
- Three double bedrooms
- Two bathrooms
- Spacious dual aspect lounge
- Kitchen breakfast room
- Sunny balcony
- Excellent storage



Westbourne

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DESCRIPTION

Nestled within the sought-after Branksome Park, this impressive third-floor flat offers an exceptional blend of comfort, style and convenience. Serviced by a lift, the property features three generous double bedrooms and two well-appointed bathrooms, making it an ideal home for families or those hosting guests. The spacious dual-aspect lounge is bathed in natural light, perfect for relaxing or entertaining, while the separate kitchen breakfast room provides ample space for culinary pursuits and casual dining.

Step out onto the sunny balcony to enjoy tranquil views over beautifully manicured communal gardens, creating a peaceful escape just moments from your living space. With excellent built-in storage throughout and secure underground parking, this flat is designed for modern living without compromise.

Residents benefit from being part of a prestigious development renowned for its meticulously maintained grounds. Just a stone's throw away, excellent transport links make commuting and exploring the wider area effortless. The golden sands of the nearby beach invite leisurely strolls and swimming, while fashionable Westbourne offers a vibrant selection of boutiques, cafes, and restaurants.

Offering a spacious 1,135 sqft of living space in good condition throughout, this flat combines comfort with a prime Branksome Park address and proximity to everything you need.





LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on www.checker.ofcom.org.uk

MATERIAL INFO

Tenure: Share of Freehold

Term: 972 year and 6 months

Council Tax Band: F

EPC rating: C

For more information, scan the QR code or visit the link below

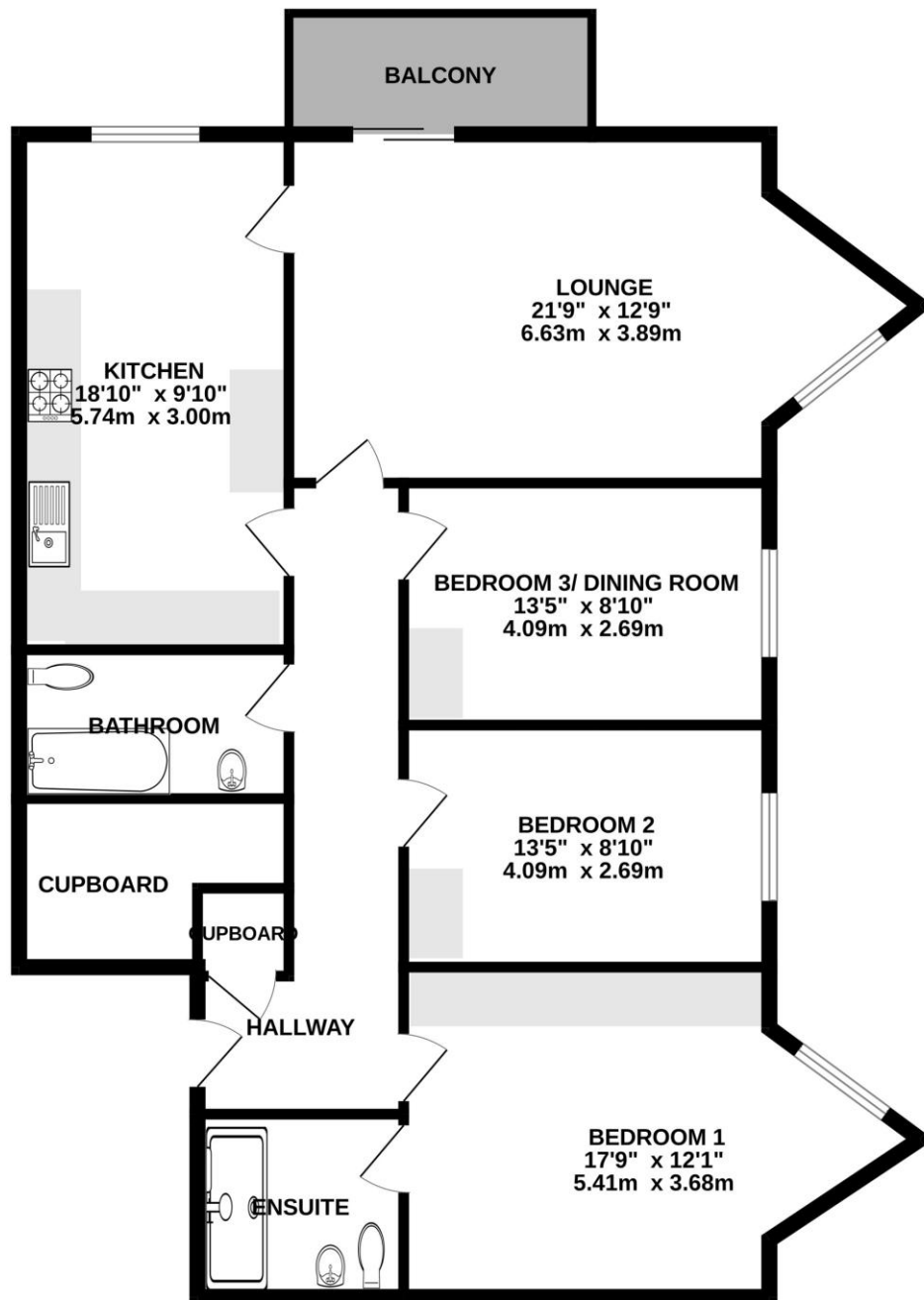


<https://www.winkworth.co.uk/sale/property/WBN260060>

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1135 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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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