

FOR SALE

Flat 5 Redcroft, 20 Pinewood Road,
Branksome Park, Poole, Dorset
BH13 6JS



PHILIPPA SOLE



Offers Over £450,000

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Opposite footpath to beach

Stylish character conversation

Top floor 3-bed apartment

Sea glimpses

Close to Canford Cliffs Village

Garage + allocated parking space

Pet friendly

Council Tax Band E - £2503.40

Maintenance £3,120 per annum

Share of Freehold

[Click here for virtual tour](#)

About this property

Redcroft is a charming, Edwardian period property located in a sought-after road in Branksome Park, right opposite the local's treasured 'secret' beach access via Branksome Dene Chine. B

Bright and spacious, this 3 bedroom apartment has been stylishly refurbished by the current owners including the addition of new Velux windows to maximise the natural light flow from its south facing facade. The apartment comprises a large and spacious open plan kitchen / diner featuring shaker style units in a natural colour scheme that are complemented by sleek worktops. The area opens into the living room that showcases a stunning reclaimed Indian solid wood floor and a window seat set within a large character window with glimpses of the bay. The main bedroom has a good sized ensuite with a double sink unit, shower and a separate fitted dressing room. Bedrooms two and three share a large family bathroom with an oversized skylight that draws you in to watch the stars by candlelight as you bathe. The second bedroom, which could also be used as a separate living room, is characteristically framed by the eaves with sea glimpses in the distance.

The apartment also benefits from extra insulation having been added into the eaves and comes with an allocated parking space and private garage. The pleasant communal gardens have a table and chairs which residents are welcome to use for BBQs and sunbathing in the summer.

Location

Situated on a sought-after road, in the exclusive area of Branksome Park. One of many highlights of this outstanding property is its position, ideally located for beach enthusiasts, as the footpath opposite leads directly to the beach, making it the perfect second home or main residence. This true gem of a property is only moments away from the award winning Blue Flag beaches and Branksome Chine. Approx. 1.5km away are the local villages of Westbourne to the north and Canford Cliffs to the west, offering plenty of independent restaurants, bars, cafes and boutique retail.





Top Floor

Approx. 101.0 sq. metres (1087.0 sq. feet)



Total area: approx. 101.0 sq. metres (1087.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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