



1 Cassel Avenue, BRANKSOME DENE, Dorset BH4 8JN

£1,450,000

brown & kay



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THE PROPERTY

This beautifully re-modelled period family home has undergone a complete back-to-brick refurbishment, offering a seamless blend of contemporary style and timeless character, all just moments from the beach. Step inside to a welcoming entrance hall with striking patterned flooring, feature return staircase and sleek steel Crittall style glazing leading into the heart of the home — a stunning open-plan living/kitchen/dining space. The kitchen features a stylish range of coloured units, a central island, and a lovely outlook over the rear garden, while the generous layout provides ample room for both dining and relaxing; a large utility room sits conveniently off the kitchen. A separate living room adds further versatility, complete with a feature working fireplace and contrasting panelled surround. Upstairs, you will find four generous bedrooms - the impressive master suite boasts a dressing area and a luxurious en-suite bathroom, showcasing a striking copper freestanding bath as a true centrepiece, along with a walk-in shower - a modern shower room serves the remaining bedrooms. Set within a mature and established plot, the garden enjoys a pleasant outlook, featuring an immediate patio area ideal for entertaining, with the remainder laid to lawn complemented by a covered seating area at the rear. A generous driveway with ample parking leads to the detached garage.

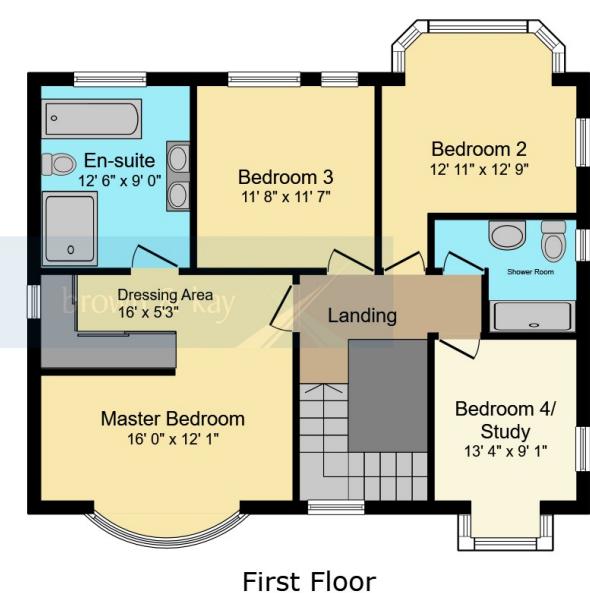
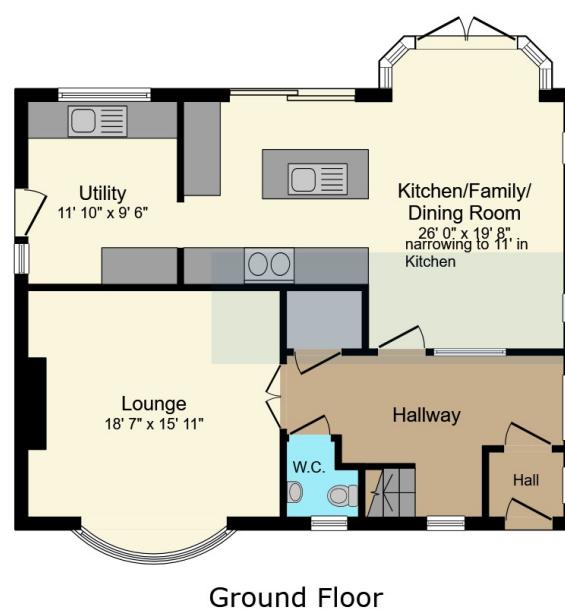
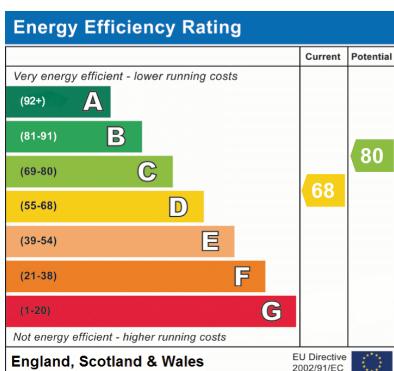
Perfectly positioned in a prime residential location, a standout feature of this home is a footpath that leads directly from the road through Branksome Dene Chine down to the beach - a rare and idyllic connection between the home and coast, with miles upon miles of sandy shores and promenade stretching from the famous Sandbanks one way, to the bustling town of Bournemouth and beyond in the other. The vibrant village of Westbourne, renowned for its coffee culture, eclectic restaurants and boutique shops is also close by with the usual high street names to include Marks and Spencer food hall.

MATERIAL INFORMATION

Tenure - Freehold
 Parking - Garage & Driveway
 Utilities - Mains Electricity, Mains Gas & Mains Water
 Drainage - Mains Drainage
 Broadband & Mobile Signal - Refer to Ofcom website
 Council Tax - Band G
 EPC Rating - D
 Loft Conversion Potential - A Certificate of Lawful Development has been issued by Town Planning (buyers to satisfy themselves if a loft conversion is of interest)

KEY FEATURES

- FOOTPATH FROM CASSELL AVENUE LEADS DIRECTLY TO THE BEACH
- BEAUTIFULLY RE-MODELLED WITH BACK-TO-BRICK REFURBISHMENT
- ENTRANCE HALL WITH FEATURE FLOORING AND RETURN STAIRCASE
- STUNNING OPEN PLAN LIVING/KITCHEN/DINING
- SEPARATE LIVING ROOM WITH BAY WINDOW
- CRITTALL STYLE INTERNAL GLAZING
- IMPRESSIVE MASTER WITH DRESSING AREA AND EN-SUITE WITH COPPER BATH
- TASTEFUL FLOORING AND FIREPLACES
- VENDOR SUITED (NEW BUILD)
- LOFT CONVERSION POTENTIAL



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