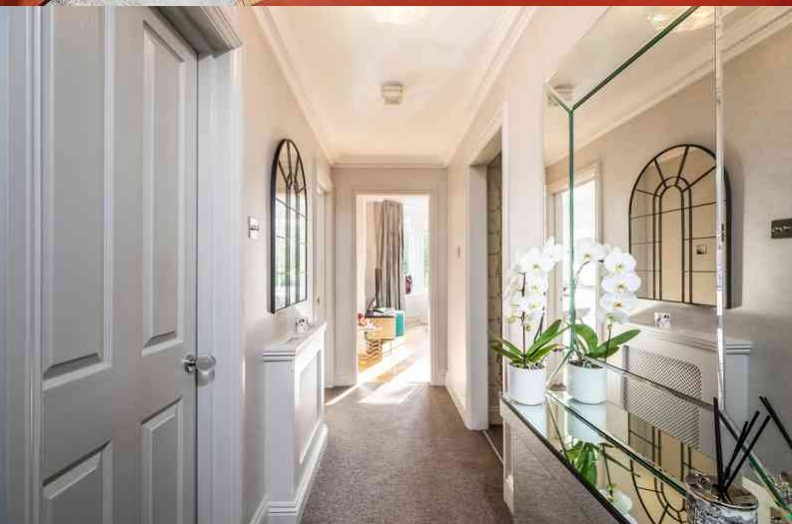


PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 3 HAYDON GARDENS, 2 HAYDON ROAD,
POOLE, DORSET, BH13 6JB



ABOUT THIS PROPERTY

£ 5 7 5 , 0 0 0

2 double bedroom ground floor apartment

Luxury en-suite to master

Exceptionally large private garden

965 metres from the beach

Allocated parking space

Immaculate condition throughout

Stunning living room with French doors

£1440 pa maintenance

Share of Freehold

[Click here for virtual tour](#)

An immaculately designed 2 double bedroom, 2 bathroom, ground floor apartment, large living / dining room, kitchen / breakfast room, with exceptional private garden, allocated parking space, 965 metres from Branksome Chine beach. (Pets allowed under license, holiday lets are not permitted). Share of freehold with 998 years remaining.

This stunning ground floor apartment located just behind the prestigious Avenue is surrounded by its own private garden. The entrance hall leads you to the impressive living room, which boasts a delightful south-westerly double aspect with feature bay windows and double doors leading on to the private garden. A particular feature is the beautiful herringbone wooden flooring. The modern kitchen boasts a range of modern units with integral appliances and a free standing American fridge freezer complimented by stone worktops and Fired Earth tiled floor. A breakfast bar gives the opportunity to dine within the kitchen and a back door leads to the rear garden. The master bedroom overlooks the private garden and features a luxurious en-suite shower room and useful storage cupboards. The second bedroom is currently used as a dining room and also overlooks the garden. The family bathroom is beautifully appointed with a free standing roll top bath and Fired Earth floor and wall tiles. The private garden is a particular feature of the property, offering several areas in which to entertain. From the kitchen and dining room is a large decked area which has recently been replaced with composite decking. Beyond this is a large patio area; the garden then extends to the side of the property featuring an awning and shed. There is a large level lawn area, which enjoys the evening sun and offers a great degree of privacy. A side gate gives private access to the driveway where there is an allocated parking space and visitor parking. The property is approached via secure electric gates. The current owners have secured planning permission for a side extension and pets are allowed under licence in the block.

LOCATION

Located just behind the prestigious Avenue in the heart of Branksome Park, located within 643 metres of the footpath leading to the beaches at Branksome Chine. Both Westbourne and Canford Cliffs Village are within easy reach as is the local train station at Branksome, providing a direct line into London Waterloo in under 2 hours. For local shopping, Westbourne with its array of shops and Marks and Spencer food hall is moments away by car and within easy driving distance are Waitrose, Tesco and Sainsbury's.





Ground Floor

Approx. 71.3 sq. metres (767.7 sq. feet)



Total area: approx. 71.3 sq. metres (767.7 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 (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	69	76
EU Directive 2002/91/EC		

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