

FOR SALE

Sunset Lodge, 30-32 The Avenue,  
Branksome Park, Poole, Dorset  
BH13 6HG



PHILIPPA SOLE



£425,000

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3 Double bedrooms

Immaculately presented and ready to move into

Stairs and lift to all floors

Modern fitted kitchen

Large lounge dining room

South facing balcony

Individual garage and visitors parking

No forward chain

Council tax band E - £2625.02

Service charge £2520 pa

Share of Freehold

## About this property

An exceptionally well presented, three double bedroom apartment, positioned on the 3rd floor of this purpose built development. Situated in Branksome Park, within close links to all public transport and walking distance to the beach and local shops in the village of Westbourne.

Sunset Lodge is a purpose built development positioned on mature and beautifully maintained grounds, with a one way in and out driveway, visitors parking and individual lock up garages.

On entering the apartment, you are immediately aware of the of the immaculate and spacious presentation. The entrance hall, with two large storage cupboards and airing cupboard sits centrally to all the accommodation. Entered via double doors, the lounge/dining room floods with light, with fitted display furnishing and feature flame effect electric fire. This leads to a south facing balcony, partially enclosed and bound by glass balustrading enjoying views over the private and secluded grounds. The modern kitchen provides ample storage with a range of floor and wall fitted units, high quality appliances and complemented by granite worktops. All of the bedrooms are well proportioned. The principal bedroom is extensively fitted with a range of bedroom furnishing, views towards the grounds and access onto the balcony. Bedroom two has a fitted wardrobe and bedroom three could be used as a separate dining room or study, depending on your requirements. Both the bath and shower rooms are luxuriously fitted with ample storage. The bathroom enjoys the added bonus of a spa bath.

Additional features: The combi boiler is still under warranty, newly fitted carpets, fitted blinds and light fittings are included in the sale and gas central heating.

## Location

The charming village of Westbourne, with its central Victorian arcade, is within walking distance and offers a variety of independent shops, restaurants, bars and cafes. Bournemouth and Poole town centres are slightly further afield and provide a more diverse range of high street shops and an extensive range of leisure facilities.

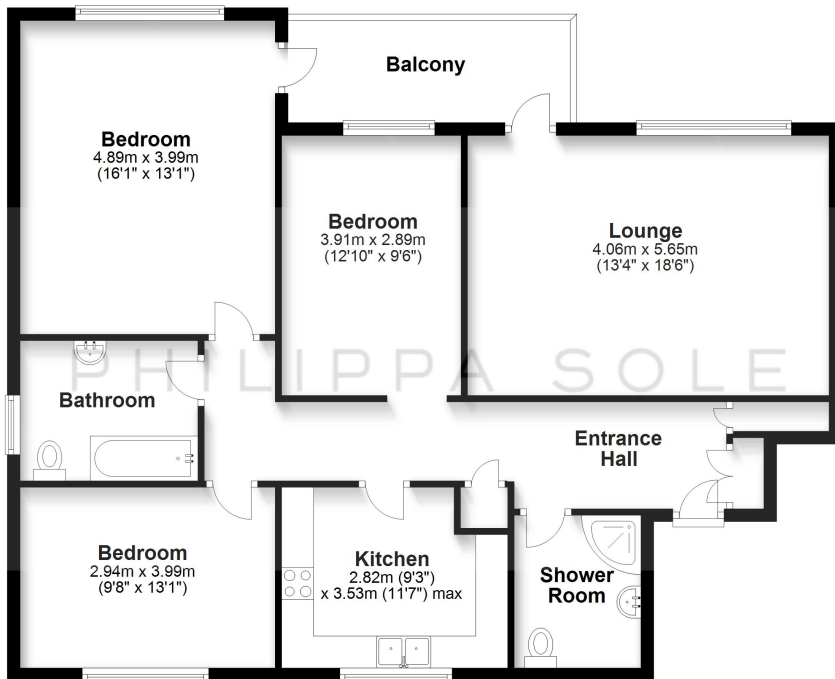
There is a main train line from either Branksome or Bournemouth railway stations which connect to London Waterloo in approximately 2 hours.





### Third Floor

Main area: approx. 104.3 sq. metres (1122.7 sq. feet)  
 Plus balconies, approx. 7.6 sq. metres (82.1 sq. feet)



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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.

Sunset Lodge, 30-32 The Avenue, -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	80

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