

**Cliveden, 36 The Avenue  
Branksome Park, Poole, BH13 6HL**

**HEARNES**

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# Clieveden, 36 The Avenue, Poole, Dorset, BH13 6HL

## Share of Freehold £550,000

Clieveden is an elegant Victorian building which has been converted into apartments with mews houses added to the rear. Number 5 is a well presented 4 bedroom, 3 bathroom split level apartment with its own private entrance and car port (currently used as 3 bedrooms and a study) It is set with lovely mature grounds, well back from the road and is midway between the beautiful sandy beach at Branksome Chine and Westbourne with its excellent shops, bars, and restaurants. This unique home is spacious inside and set over 3 floors with a large lounge, fully fitted kitchen/breakfast room, bedroom, and bathroom on the first floor and 2 further bedrooms with ensuite shower rooms and study on the second floor. This quality development was built in 2006 and offers generous visitor parking, storage cupboards for each property and well kept communal gardens. Vacant Possession.

- 4 bedroom split level apartment, of over 1600 sq ft, built in 2006 in a superb location midway between the beach at Branksome Chine and Westbourne
- Sold with no forward chain
- Good quality kitchen/breakfast room offering an extensive range of soft close cream shaker style units with granite worktops over and a matching dresser unit. The kitchen is fully fitted with integrated appliances to include Bosch 4 ring electric hob, AEG extraction hood, Bosch double oven and separate microwave, Bosch dishwasher, washing machine and tumble dryer and a Liebherr fridge/freezer
- Dual aspect lounge with wood effect flooring
- Integral carport and driveway providing visitor parking
- Master suite with dressing area and recently fitted shower room
- 2 further bedrooms with extensive built in wardrobes, bathroom on the first floor and further ensuite shower room
- Study with built in furniture to include a desk, storage cupboards, shelves, and drawers
- Gas central heating and double glazing

Clieveden is situated on this beautiful tree lined avenue, just over half a mile from the award winning Branksome beach and similar distance from Westbourne, with its range of shops, restaurants, bars and facilities to include a doctor's surgery, dentist, churches, post office and library. It is convenient for both Poole and Bournemouth town centres, as well as mainline rail stations at Branksome and Parkstone. Nearby leisure facilities include Parkstone Golf Course and various marinas on Poole Harbour.

Tenure: Share of freehold with a 999 year lease from 2006

Maintenance fees: £1834 approx. per annum

**COUNCIL TAX BAND: E**

**EPC RATE: C**



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





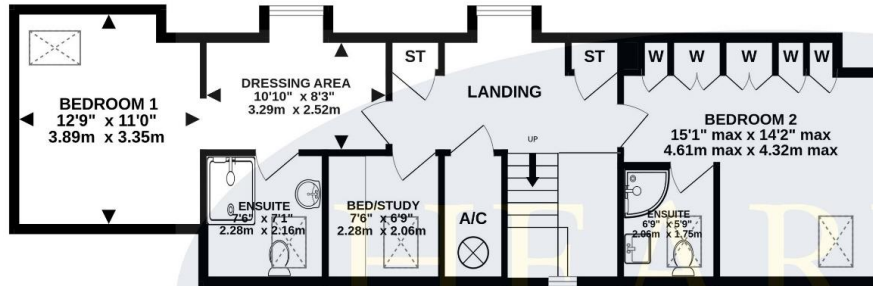




TOTAL FLOOR AREA : 1696 sq.ft. (157.6 sq.m.) approx.

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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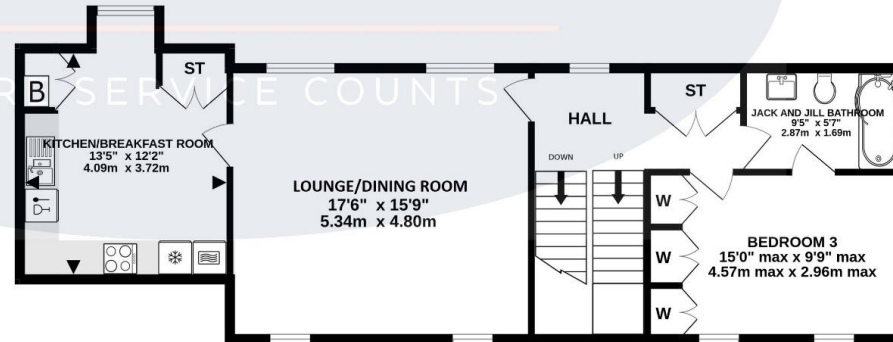


**CARPORT**  
16'10" x 8'8"  
5.12m x 2.65m

NOT LOCATED IN EXACT POSITION (1:500 scale) approx.



**GROUND FLOOR**  
(POTENTIAL LEVEL)  
90 sq.ft. (8.3 sq.m.) approx.



**1ST FLOOR**  
791 sq.ft. (73.4 sq.m.) approx.









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