

FOR SALE

Flat 21 Pinebeach Court,
4-5 Beach Road, Branksome Park
BH13 7BX



PHILIPPA SOLE



£425,000

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2 Double bedrooms

Family bathroom

Large living / dining room

Garage in block

Dining room (formally bedroom 3)

Kitchen with breakfast bar

Enclosed private balcony

Central heating included

Band D - £1,948.24

£4,281.38 per annum.

Share of Freehold

[Click here for virtual tour](#)

About this property

A superbly located, 2 bedroom, second floor apartment located just under 250 metres from beach at Branksome Chine, boasting spacious accommodation approaching 1200 sq ft. Set in private grounds just a short stroll away from the bistro culture at Canford Cliffs Village.

Accessed via a recently modernised communal entrance hall with both stairs and a lift leading to the second floor. This spacious apartment was built with three bedrooms, but the current owners decided to incorporate the third bedroom into the living room to make a large open plan living/dining with lovely picture windows over looking the chine beyond with glimpses of the bay. The enclosed balcony, with a tiled floor and sliding windows is accessed from the living room. The hand painted kitchen features an integral fridge and separate freezer as well as a pantry and breakfast area. The large family bathroom, we believe to have been a separate cloakroom and bathroom at one time, featuring a corner bath, separate shower, wc and wash hand basin. The second bedroom overlooks the leafy street line beyond, whilst the main bedroom benefits from the double aspect. The property sits within well established communal grounds with ample visitor parking and a secure garage in the adjacent block. The central heating is included in the annual maintenance charge.

Location

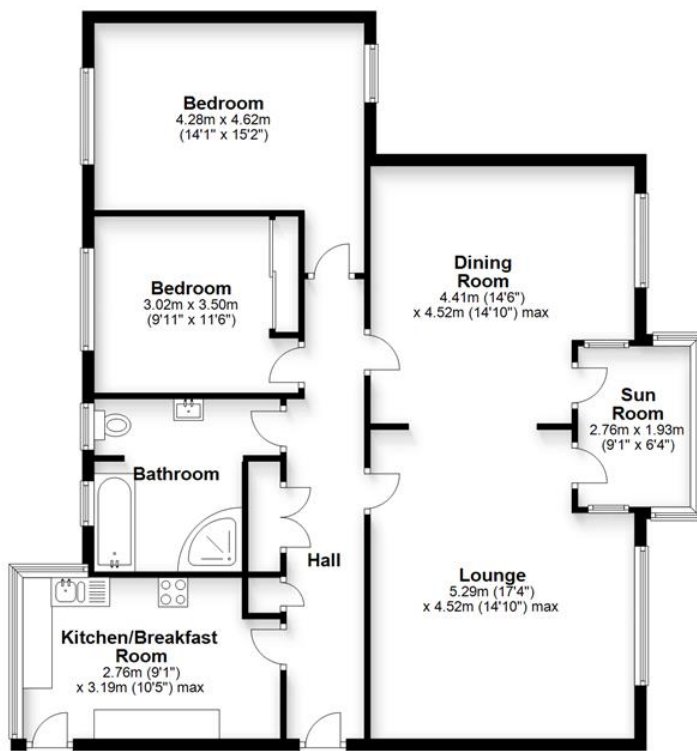
Located in a quiet road, less than 1250m from Branksome Chine beach, making it an ideal destination as a primary home or for second homeowners. The local train station at Branksome provides a direct line into London Waterloo in under two hours and just a short stroll away are an array of restaurants and bars and coffee shops in Canford Cliffs Village as well as a bakery, convenience store and post office.





Second Floor

Approx. 110.4 sq. metres (1188.1 sq. feet)



Total area: approx. 110.4 sq. metres (1188.1 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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