

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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THE LODGE, 3 WESTMINSTER ROAD EAST, POOLE,
DORSET, BH13 6JF



ABOUT THIS PROPERTY

£1,950 PCM

Beautifully presented
Lodge

Prestigious BH13 location

Period features

Open plan living

3 Double bedrooms

2 Bathrooms

Short walk from beach

Private garden and
entrance

Poole Borough Council -
Tax band D, £1679

A unique opportunity to rent this delightful three double bedroom Lodge, being part of a development of just six converted apartments. This character home enjoys a delightful open plan kitchen living/dining room with its own private garden, en-suite to the master and allocated parking space. Located a short distance from the footpath to the beach offered unfurnished.

Upon entering the property via your private gated garden, you can access the first of the three double bedrooms and follow the hall to the other two bedrooms; the master bedroom has the benefit of a beautifully appointed en-suite shower room and a range of fitted wardrobes. Following round to the left you enter into the stunning living, dining room and kitchen, which is flooded with light from its dual aspect and patio doors leading out to a private garden. The kitchen has been beautifully appointed with a range of integral appliances. In the hallway is useful utility cupboard. Outside, the private fenced garden is laid to lawn with a patio area and an additional recessed area which houses a shed. To the side of the building is a gravel driveway with an allocated parking space to The Lodge along with the other apartments. This impressive house comprises of five converted apartments and Lodge which adjoins the rear side of the building.

LOCATION

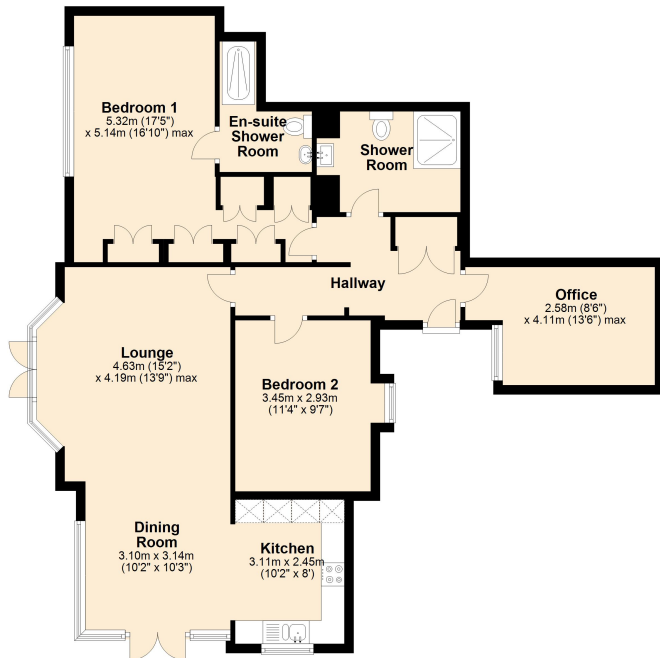
Located in a leafy road, just 50 meters away from the footpath at Branksome Dene Chine leading to the beach. The property is located within level walking distance of Westbourne with its array of coffee shops and boutiques along with a Marks & Spencer's food hall. The train station at Branksome provides a direct line into London Waterloo in under two hours.





Ground Floor

Approx. 98.0 sq. metres (1054.9 sq. feet)



Total area: approx. 98.0 sq. metres (1054.9 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		
<div style="display: flex; justify-content: space-between; align-items: center;"> 65 71 </div>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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