

FOR SALE

Flat 9, Brownsea View Close, 72  
Brownsea View Avenue, Poole,  
Dorset BH14 8LL



PHILIPPA SOLE



£350,000

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Harbour Views

2 double bedrooms

Ground floor apartment

Visitor parking and private garage

No forward chain

Close proximity to Lilliput Shops

Share of Freehold

Dogs allowed under license

Maintenance £630 per quarter  
(including water)

Share of Freehold

[Click here for virtual tour](#)

## About this property

Far reaching harbour views. A well presented, two double bedroom, ground floor apartment, situated in a purpose built development. Garage and visitors parking. Cul-de-sac location and a short downhill stroll to the local shops. Dogs allowed under license.

This charming, westerly aspect, ground floor apartment offers so much. Positioned on an elevated plot, Brownsea View is a desirable, purpose built development set in well maintained grounds with individual garages and visitor's parking. The apartment is deceptively spacious with 2 double bedrooms with views, family bathroom plus an additional cloakroom. The kitchen is extensively fitted with a range of floor and wall mounted units, integrated appliances and breakfast bar. On entering the lounge/dining room you are immediately aware of the stunning harbour views, which dominate the landscape. To the far end of the lounge, the large sliding patio door gives direct access to an enclosed terrace creating an ideal garden room with an external blind to protect from the summer sun.

## Location

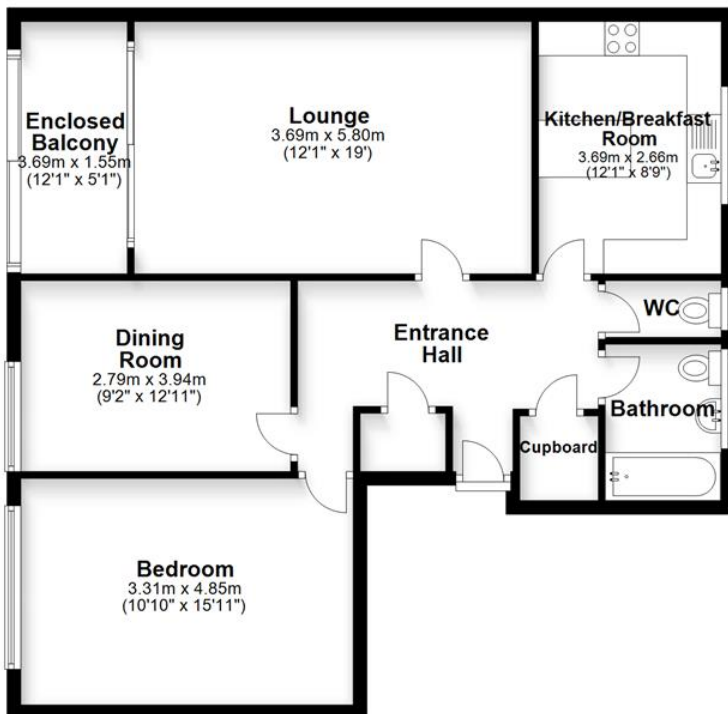
Situated in a quiet residential location and yet close to all local amenities. Nearby an array of shops can be found in Lilliput, looking after your day to day requirements; with convenience stores, hairdressers, restaurants and cafés. Nearby is Poole Harbour, perfect for windsurfing and paddle boarders and of course Salterns Marina offering superb boating facilities. Lilliput is ideally located for those needing travel connections. London Waterloo can be reached in approximately two hours via train and Bournemouth International Airport offers both internal and international flights to a variety of destinations.





### Ground Floor

Approx. 84.9 sq. metres (914.1 sq. feet)



Total area: approx. 84.9 sq. metres (914.1 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999