



HEARNES

WHERE SERVICE COUNTS



A rare opportunity to purchase a spacious Art Deco style three-bedroom ground floor apartment with private entrance, garage, and a private patio area. Offering in excess of 1,440 sq. ft of flexible accommodation, and perfectly positioned in one of Branksome Park's most prestigious and peaceful roads, the property is just moments from the golden sands of Branksome Beach and the vibrant new beachfront venue, Rockwater. The apartment is also only a short distance to the ever popular Westbourne and Canford Cliff High Streets both offering a range of boutique bars, shops and restaurants.

Set within a small, private development of only four properties and offered for sale with no forward chain, the apartment is accessed via its own front door and benefits from well-maintained communal gardens, a garage, and off-road parking. The accommodation includes a generous entrance hallway with cloakroom and opens into a spacious dual-aspect living/dining room which opens onto a private, south-westerly facing patio terrace and a separate dining room overlooking the front aspect. The separate kitchen provides ample storage and worktop space and opens to the side of the property.

There are three particularly spacious double bedrooms, all with fitted storage and views over the beautifully maintained rear gardens. The bedrooms are served by two bath/shower rooms, one of which has been recently refurbished to a luxurious standard, featuring marble detailing, gold fixtures, and a large walk-in shower enclosure.

Externally, the apartment enjoys a private patio area and access to immaculate communal grounds, a single garage with space to park in front is also included. Two further designated visitors parking spaces.

Leasehold - 930 years remaining on the lease

Maintenance: As and when

No ground rent: £15 per annum

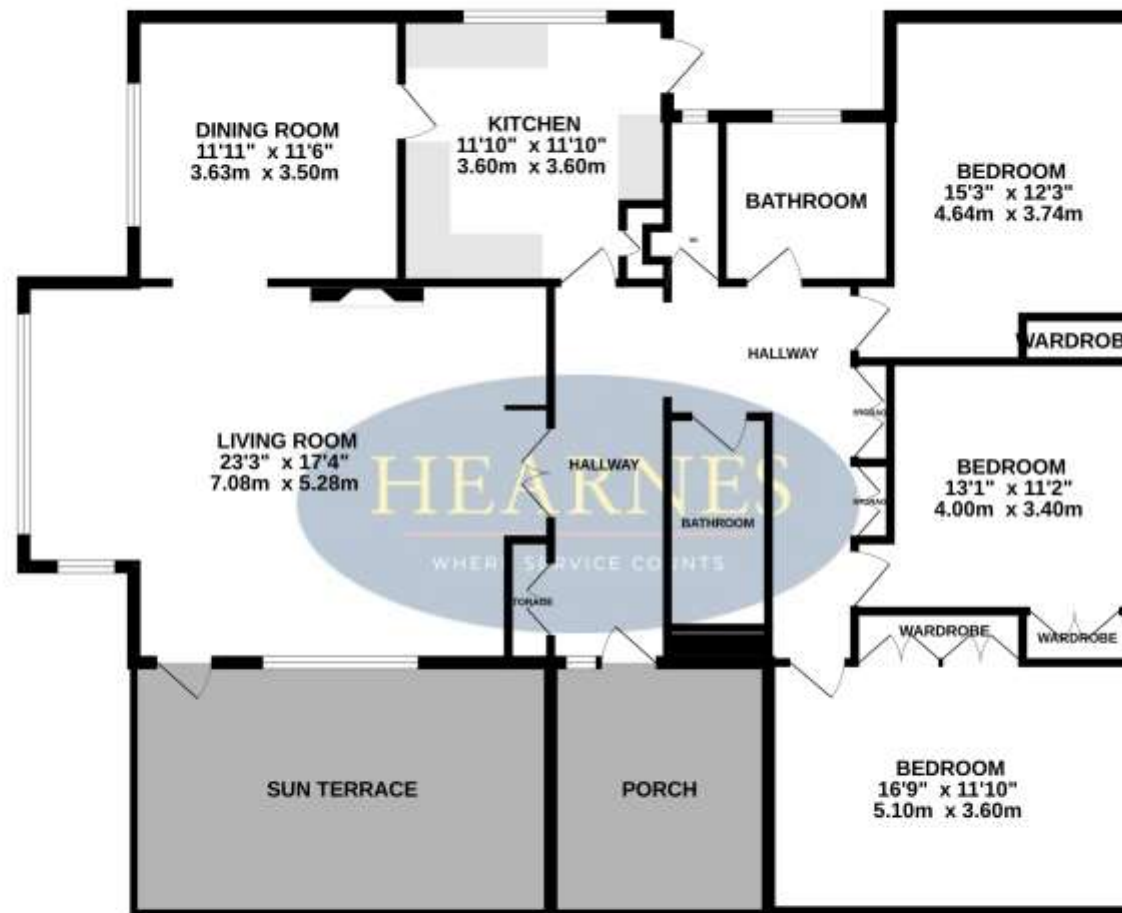
**Council Tax Band: E**

**EPC Rating: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR  
1443 sq.ft. (134.1 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.ft. (134.1 sq.m.) approx.

Whilst every effort 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



