

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 4, 2 CHATSWORTH, WESTMINSTER ROAD,  
POOLE, DORSET, BH13 6JR



£ 3 , 5 0 0 P C M

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3 double bedrooms

Available now for long term let

Direct access to Branksome beach

Offered Furnished or unfurnished

Stunning views

2 Parking spaces 1 secure

Large living room

Modern Kitchen

## ABOUT THIS PROPERTY

A simply stunning three double bedroom ground floor apartment affording panoramic views over Poole Bay. Located on the clifftop with direct access to the beach. This stunning refurbished apartment also benefits from a utility room and two parking spaces. Available for long term rental, fully furnished or part furnished.

Wooden floors and open plan living greet you when you enter this apartment. All of the principal rooms are located to the rear of the apartment enjoying panoramic views over the Poole Bay. A modern kitchen with sociable central island and breakfast bar leads through to the large living room, both benefiting from access to the private terrace which spans the width of the apartment. The Master bedroom has an extensive range of fitted wardrobes, superb views and a luxury en-suite. Bedrooms two and three have en-suite shower rooms. There is the added advantage of an additional cloakroom and separate utility room. This particular apartment has an allocated parking space to the front of the block as well as a secure parking space underground, with a lift giving access to the ground floor. This modern block sits in well established grounds and has a secure gate providing direct access to Branksome beach.

## LOCATION

Located on the cliff top, the apartment overlooks and enjoys direct access to Branksome beach. The village of Canford Cliffs with its bakery, post office, restaurants and bars is within .25 of a mile, whilst the larger shopping centre of Westbourne is within easy reach. The local train station at Branksome provides a direct line into London Waterloo in under 2 hours.





**Ground Floor**

Approx. 160.1 sq. metres (1722.8 sq. feet)



Total area: approx. 160.1 sq. metres (1722.8 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 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	81	82
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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