

FOR SALE

Flat 2, Rozel Manor, 48 Western  
Road, Branksome Park, Poole,  
Dorset BH13 6EX



PHILIPPA SOLE



£460,000

—  
Ground Floor Spacious Apartment  
with beautiful grounds

Walking distance to award winning  
beaches and the Village of  
Westbourne

3 Bedrooms, 2 Bathrooms

Exceptional presentation

Stunning sunroom

Secure gated development

Garage and visitors parking

1278 sq/ft of accommodation

Council Tax Band E £2,625.02

Maintenance & ground rent £3000  
per annum

Share of Freehold

## About this property

An exceptionally well presented ground floor 3 bedroom, 2 bath/shower rooms apartment, situated in an elegant purpose built development with well maintained surrounding grounds. The accommodation includes a large lounge/dining room leading to an enclosed south facing sunroom and modern fitted kitchen. Individual garage and ample off road parking. Offered with NO FORWARD CHAIN.

Rozel Manor is a purpose built development tucked behind electric gates. Positioned on beautifully maintained and spacious grounds, with visitors parking, individual lock up garage and a secret garden to sit and enjoy the beautiful trees. Situated on the ground floor this stunning apartment offers light, spacious, flexible and exceptionally well presented accommodation, once inside you could be forgiven for thinking you were in a bungalow. The hallway sits centrally to all rooms with double door cloaks cupboard providing hanging and storage and a separate utility/airing cupboard with plumbing. From here there are three good sized bedrooms all with fitted wardrobes, the principal has a luxurious ensuite with ample storage as does the family bathroom. The smallest bedroom could also double as a study. The beautifully spacious and bright lounge/dining room features large sliding doors that open into a sun room, creating a seamless transition between indoor and outdoor living spaces. The abundant natural light enhances the airy atmosphere, making it an ideal area for both relaxation and entertaining. The sun room is a bright and inviting space, illuminated by natural light streaming through its large sliding doors. These doors open directly onto the communal gardens, providing a serene view and offers a perfect retreat for enjoying the gardens scenery year-round. The kitchen is modern and well-equipped, featuring integrated appliances for a sleek and seamless look. A window provides a charming view of the gardens, allowing you to enjoy the beauty of the outdoors while cooking or dining. Outside, the communal gardens have beautifully manicured lawns with seasonal planting, which surround this stunning apartment. There is a dedicated closed garage space, with power connection enabling the charging of an electric vehicle, plus additional visitors parking. The front communal garden presents a striking sight with majestic palm trees standing tall against the sky. This wonderfully community minded block is full of friendly neighbours who often have social activities planned should you wish to join in.

## Location

Located in the prestigious Western Road, within 600m and an easy level walk of Westbourne which has vibrant community feel, with its array of cafes restaurants as well as a Marks and Spencer food hall. The award winning beaches at Branksome Chine are under 1.5 km away. The local train station at Branksome and slightly further Bournemouth provides a direct line into London Waterloo in under 2 hours.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(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