



**HEARNES**  
WHERE SERVICE COUNTS

An impressive penthouse apartment set within the highly sought-after Branksome Park location, occupying the majority of the top floor within a secure gated development and enjoying stunning sea views towards the Purbeck Hills. Extensively refurbished throughout and benefiting from a substantial private terrace and additional balcony, the property offers an excellent balance of space and privacy, rarely found in apartment living, with well-planned and versatile accommodation. Ideally positioned within a short walk of the ever-popular Westbourne Village, known for its boutique shops, cafés and restaurants, and within easy reach of Canford Cliffs, Alum Chine and the exceptional coastline.

An automatic door leads into an immaculate communal hallway, with a lift providing access to the seventh floor and the apartment entrance. A bright and airy entrance hall, with two useful storage cupboards, gives access to all accommodation. To the rear, a spacious principal living area incorporates a separate dining space within an open-plan layout, with two sets of patio doors opening onto a generous south-facing terrace, ideal for outdoor dining and enjoying the elevated outlook and sea views. The space further benefits from electric blinds. The bespoke kitchen enjoys a southerly aspect and is fitted with a range of high-quality units, integrated appliances and a central island, finished in a contemporary style. A separate utility room provides additional practicality along with secondary access to the stairwell.

There are four well-proportioned double bedrooms, all enjoying a private aspect. The principal suite benefits from fitted storage, a walk-in wardrobe, en-suite bathroom and a private balcony. Bedroom two is also served by a luxury en-suite shower room, while the remaining two bedrooms are complemented by a further bathroom.

Externally, the development is set within immaculately maintained grounds and benefits from a private double garage, communal garden areas, and electric car charging points. The development is securely accessed via electric gates and further offers visitor parking.

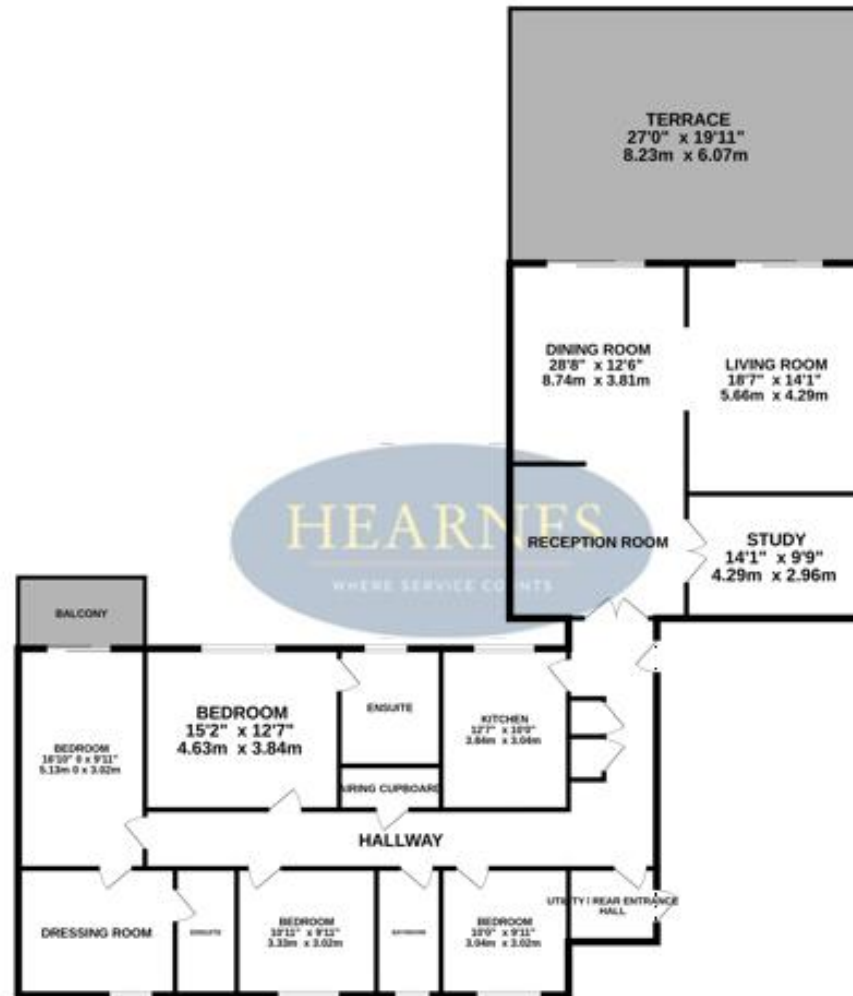
**Council Tax Band: F**

**EPC Rating: E**

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.



PENTHOUSE  
2141 sq.ft. (198.9 sq.m.) approx.



TOTAL FLOOR AREA: 2141 sq.ft. (198.9 sq.m.) approx.

While every attempt 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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