

FOR SALE

Flat 20, Pinebeach Court, 4-5
Beach Road, Branksome Park,
Poole BH13 7BX



PHILIPPA SOLE



£455,000

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300m from the beach

Three double bedrooms

Balcony & communal garden

1st floor apartment

Pet friendly

Garage and visitor off road parking

No forward chain

Council Tax Band D - £1948.24

Service charge £4,519.12 pa

[Click here for virtual tour](#)

About this property

Situated on the south gable of the building and featuring picture windows on three sides means this apartment is flooded with natural light from the morning until night. It also features a unique inside/outside 1st floor balcony overlooking the beautifully kept gardens with distant glimpses of the sea over Branksome Beach. The apartment is offered with no forward chain and also welcomes pets.

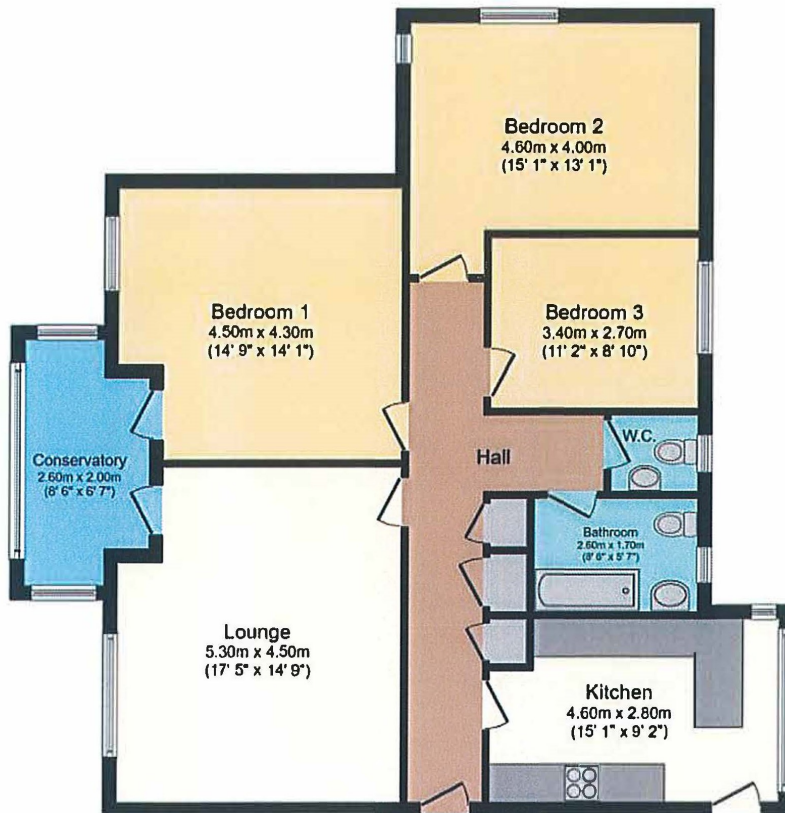
With just two apartments on each floor, apartment 20 is conveniently located adjacent to the lift. You enter into a wide hallway running the length of the apartment, at the end of which is a south facing window off the the second bedroom letting in natural light throughout the apartment. Neutral decoration and windows on three sides gives a tranquil feel to the apartment. The apartment boasts three spacious double bedrooms with the main bedroom sharing access to a lovely balcony/sunroom that benefits from large sliding windows meaning it can be used throughout the year; this room can also be accessed from the large living room. Both the main bedroom and living room enjoy large picture windows overlooking the communal grounds with glimpses of Branksome Beach in the distance. The family bathroom is situated centrally for easy access from all rooms, and is fully tiled with a shower/bath. A separate WC is adjacent. The modern fitted kitchen boasts granite work surfaces, a range of integral appliances and a breakfast bar at the end positioned within a bay window with a south-westerly aspect making the most of the sunlight and treetop views.

Outside there is an allocated garage next to the block, together with off-road parking around both blocks. The property is being offered with no forward chain. The maintenance includes water rates and hot water and heating from the communal boiler. In summary, this is a beautifully presented 3 bedroomed, pet friendly apartment, perfect for a couple or small family looking for a lifestyle location. With three bedrooms, it also offers the opportunity to turn one of the bedrooms into a home office with natural light and elevated green views trees and gardens.

Location

The name Pine Beach perfectly sums up the environs of this apartment, surrounded by the tranquility of pine trees and just 300m from Branksome Chine Beach. The restaurants, coffee shops and convenience stores of highly desirable Canford Cliffs Village are approx 0.2miles away, as is the quaint local library. Conveniently on the edge of local bus routes into Bournemouth to the east and towards Sandbanks and the Purbecks (via the chain ferry) to the west. The nearest railway station is 2.5miles away at Branksome offering a direct line into London Waterloo in under 2 hours.





Total floor area 110.8 sq.m. (1,193 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	75
England, Scotland & Wales		EU Directive 2002/91/EC	

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