

FOR SALE

Flat 3 Salthaven, 36 Tower Road,
Branksome Park, Poole, Dorset
BH13 6JA



PHILIPPA SOLE



£775,000

—
Stunning purpose built development

Large double aspect living/dining area with bespoke designed kitchen

3 double bedrooms

Luxury fitted bathroom and en suites

Allocated parking space

Pets allowed under licence

South East & South West facing terraces

Total area 1368.8 sq.ft.

Council Tax Band E - £2625.02

[Click here for virtual tour](#)

About this property

In the exclusive Salthaven development is this stunning, three double bedroom, ground floor garden apartment with two private terraces, offering elegant, contemporary living near the beach. One of only twelve luxury apartments built approx. three years ago by the highly regarded Bayview Developments, with approx. 7 years remaining of the 10year insurance-backed building warranty. Pet Friendly.

A stylish communal entrance hall provides access to the apartment. On entering you are immediately aware of the spaciousness of the hallway, fitted with an abundance of bespoke designed floor-to-ceiling cupboards, blending seamlessly with the internal decoration. The kitchen/dining/living room is a large and versatile area, from here there are two sets of doors leading to the south-east and south-west private terraces. The rear terrace (south-east) has a 5.5 metre wide remote control sun and rain awning, providing weather protection throughout the seasons and creating indoor/outdoor room to the apartment. The elegant 'Shaker-style' kitchen, in dove grey and charcoal provides ample units, fitted with high end integrated appliances and complemented by quartz worktops. This continues to a sociable island unit with breakfast bar and additional storage. The dining area sits adjacent to the second terrace enabling balmy evenings courtesy of its westerly orientation. The principal ensuite bedroom includes a walk-in dressing room and access to the rear terrace. Both the second ensuite bedroom and third bedroom have built-in wardrobes and again access to the terraces.

The apartment also features attractive floor covering, including Quickstep Long Island Oak Natural wood flooring and 100% wool carpet. Underfloor heating throughout, provided by an air source heat pump, ensure sustainable and cost-effective heating and hot water. Private parking is available with a permit for one vehicle. Every corner of this home has been meticulously designed to offer a stylish and comfortable living experience, with elegant and contemporary natural finishes created with a coastal colour palette.

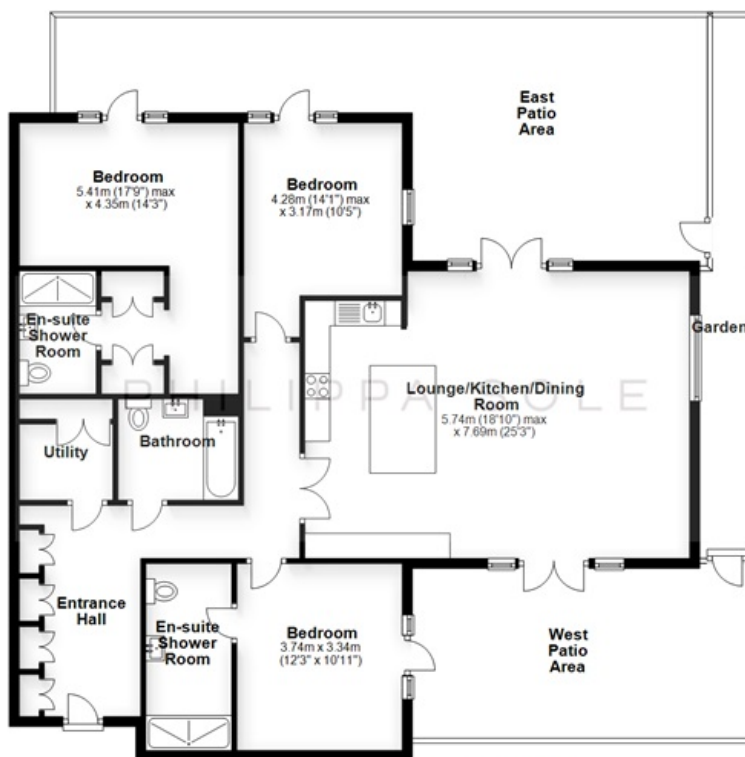
Location

Westbourne is a vibrant suburb west of Bournemouth town centre, known for its unique village-like atmosphere, strong community spirit and hosting many local events and activities for all ages. It offers a mix of boutique shops, cafes, bistros, and restaurants, particularly in the charming Victorian Arcade. The area features several parks, including Alum Chine Gardens, providing a scenic walk to the beach. Conveniently located, it provides easy access to Bournemouth & Poole both which offer regular train services to London Waterloo in approximately 2 hours.





Ground Floor



Main area: Approx. 127.2 sq. metres (1368.8 sq. feet)

Plus outside area, approx. 43.9 sq. metres (472.5 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 (Tel. 01202 556006)

Plan produced using PlanUp

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 84 | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999