

The Dene  
17 Forest Road, Branksome Park BH13 6DP  
£385,000 Share of Freehold

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ESTATE AGENTS





## Property Summary

Set within the highly sought-after area of Branksome Park, this well-presented three-bedroom first-floor apartment offers contemporary living in a peaceful and prestigious location, just moments from Canford Cliffs, Westbourne, and the stunning Branksome Chine beach.

## Key Features

- Three well-proportioned bedrooms
- Dual-aspect lounge/dining area with bay window
- Contemporary kitchen with integrated appliances
- New smart boiler installed 2024
- Principal bedroom with en-suite
- Gated development with lift, allocated parking & bike store
- Close to Canford Cliffs, Westbourne & beaches
- Ideal as a main home, second home or investment





## About the Property

Located in The Dene — an exclusive gated development — this modern apartment is ideal for those seeking a turn-key home, second residence, or a prime buy-to-let investment.

The property is accessed via a secure entry phone system leading into a well-maintained communal hallway with lift and stair access to the first floor. Inside, the apartment impresses with a bright and generously proportioned dual-aspect lounge/dining room, complete with a feature bay window and ample space for both soft seating and formal dining.

The modern fitted kitchen is equipped with high-quality integrated appliances, including a fridge/freezer, dishwasher, washer/dryer, microwave, and offers enough room for a breakfast table — ideal for relaxed everyday living.

All three bedrooms are fitted with bespoke wardrobes, while the spacious principal bedroom benefits from a stylish en-suite shower room. A fully tiled family bathroom serves both bedroom two and bedroom three, or an optional home office, offering flexibility for families and guests.

Externally, the development features well-maintained communal gardens, private resident and guest parking, a secure bike store, and gated access for added peace of mind.

This beautifully appointed home provides flexible, low-maintenance accommodation in a prime coastal setting, combining convenience, security, and a high standard of living.

Tenure: Share of Freehold (underlying lease 150 years from 01/01/2004)

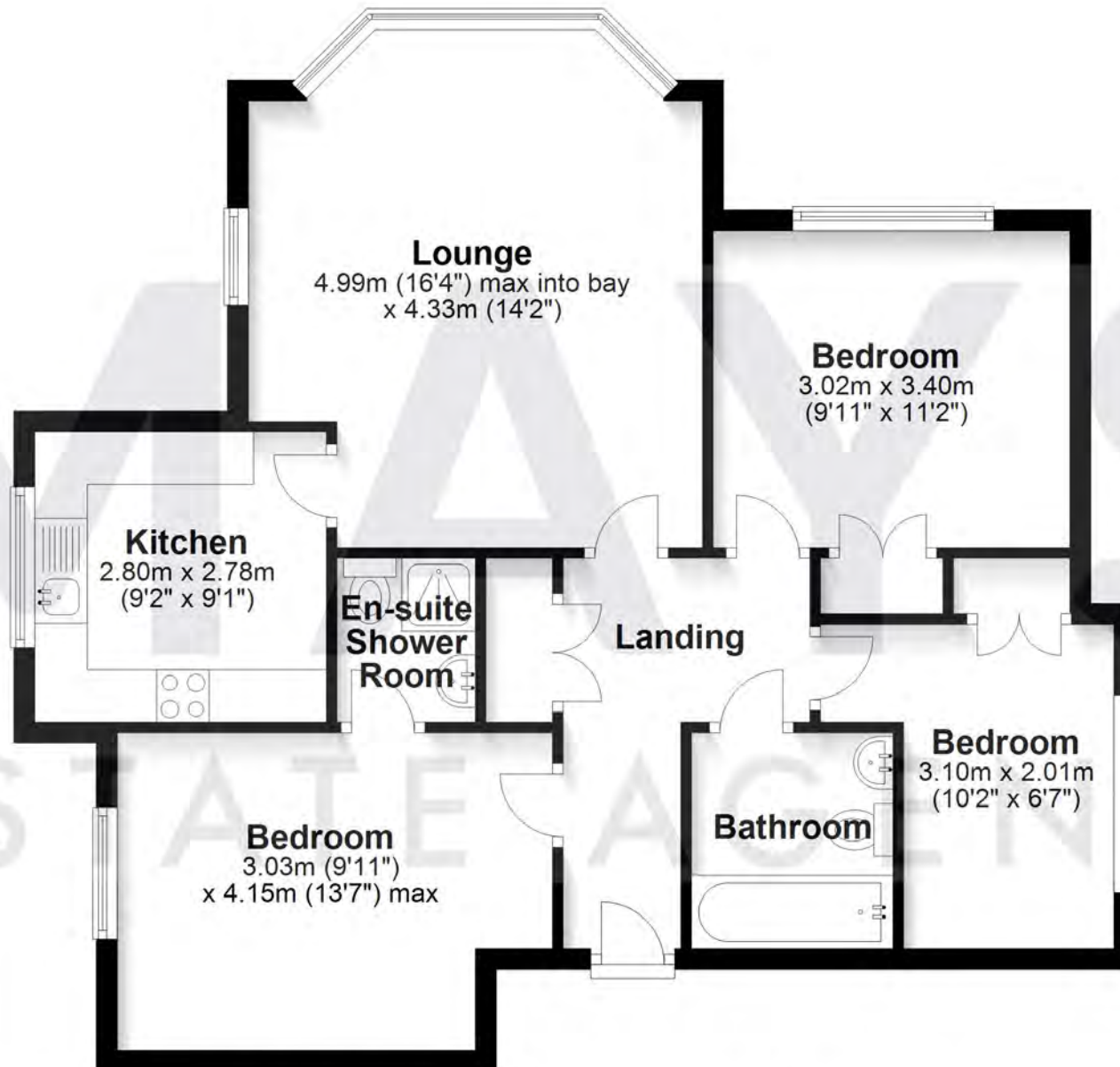
Service charge: Approximately £2,646.86 per annum

Council Tax Band: E

Notes: The development is for the exclusive enjoyment of residents therefore pets and holiday lets/Airbnb are not permitted.



## First Floor



Total area: approx. 72.7 sq. metres (783.0 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.



## About the Location

Much of Branksome Park falls within conservation areas as well as low-density housing areas. Undoubtedly one of the most exclusive areas of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks, which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

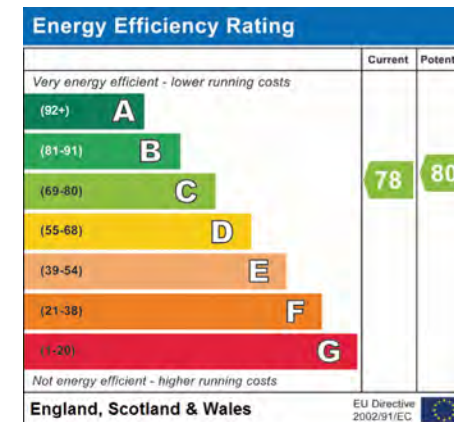
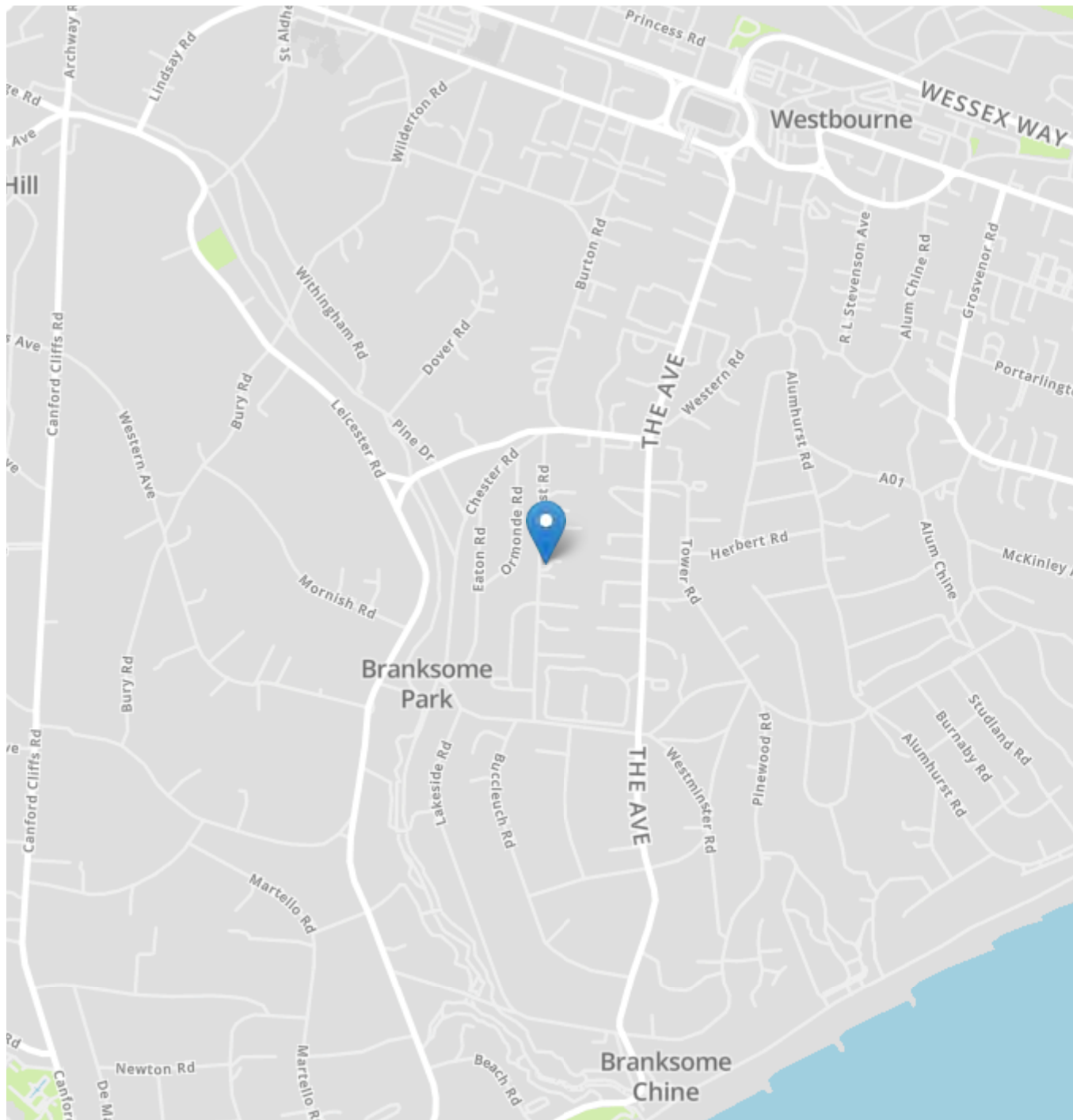


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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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