

**35 Branksea Avenue, Hamworthy,  
Poole, Dorset, BH15 4DP**

**HEARNES**

WHERE SERVICE COUNTS



# 35 Branksea Avenue, Hamworthy, Poole, Dorset, BH15 4DP

## FREEHOLD GUIDE PRICE £575,000 - £600,000

A 3 bedroom, 2 bathroom, 2 reception room detached bungalow, set on a good size corner plot and offering huge potential for extending and updating (subject to planning). The home is vacant and sold with no forward chain, having generous front and side gardens with garage and parking on Branksea Close. The bungalow has been extended and has a good size floor print but would benefit from being reconfigured internally. This property is set in a fabulous location in one of Hamworthy's most prestigious roads

- 3 bedroom detached bungalow set in Hamworthy's most prestigious road
- Huge potential for updating/extending/ loft conversion (subject to planning)
- Corner plot location with very private southerly facing front garden, secluded from the road
- En suite shower room to the master bedroom
- Vacant and sold with no forward chain
- Single garage and parking for 2 cars off road
- 2 reception rooms
- Gas central heating and double glazing
- Viewing strongly advised to realise the huge potential

The property is located on the corner of Branksea Avenue and Branksea close in one of Hamworthy's most prestigious roads, that looks over the harbour. At one end of Branksea Avenue is Hamworthy Park which is an attractive harbourside area of 26 acres all naturally benefiting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond. Poole Town Centre is approximately 1.5 miles away and can be accessed through a parkland walk by the sea and via Poole Quay. There are various Marinas nearby including Lake Yard, which is under half a mile away and the popular Cobbs Quay. Other areas of natural interest include Lake Pier, Lytchett Bay, Arne and Brownsea Island. Hamworthy also has a wonderful Nature Reserve, Ham Hill at Rockley Sands, a rail station and is close to the popular Upton Country Park. A further attraction is the slipway at the end of Lake Road, the only free slipway in the area!

**COUNCIL TAX BAND: E**

**EPC RATE: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



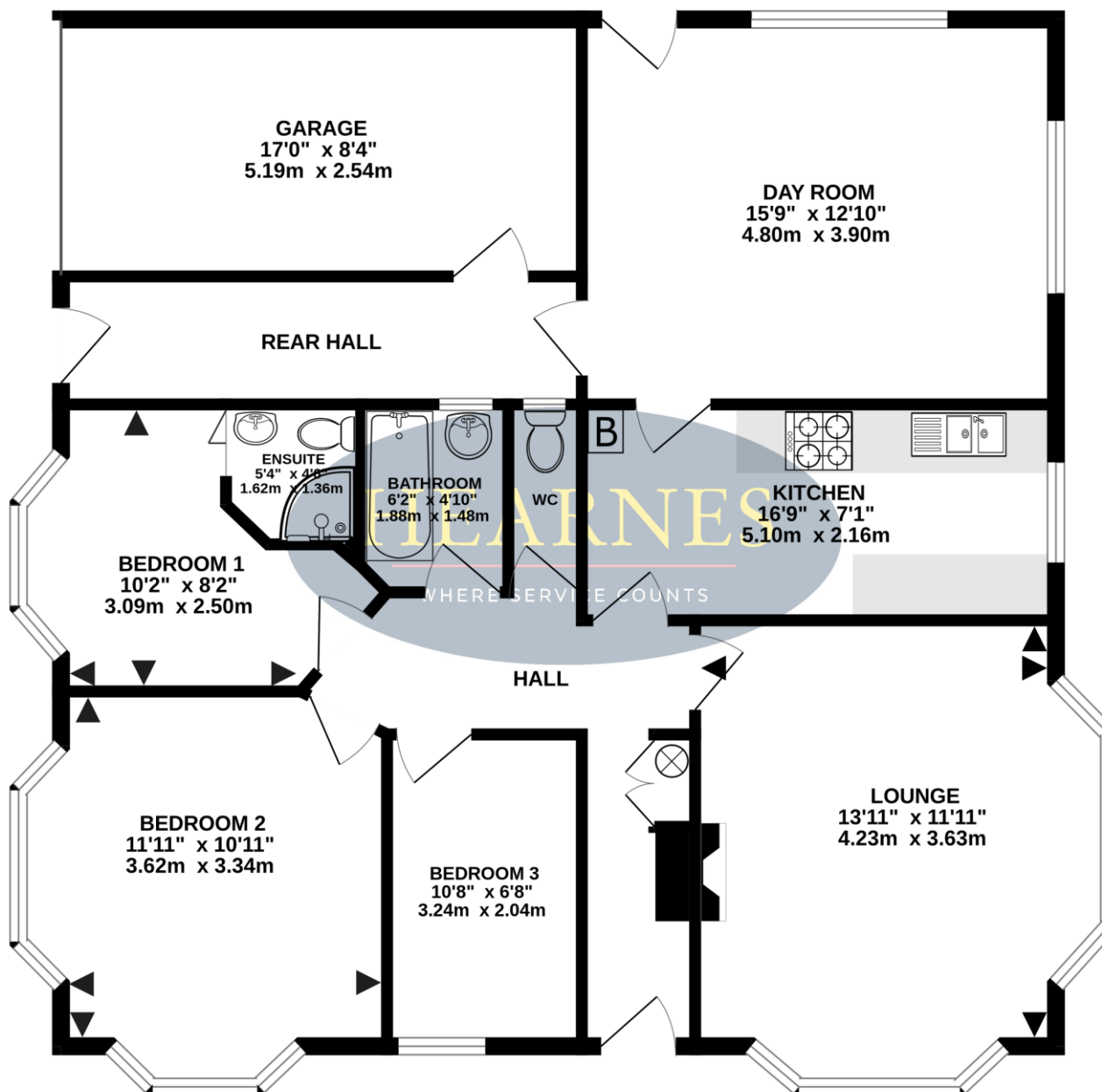




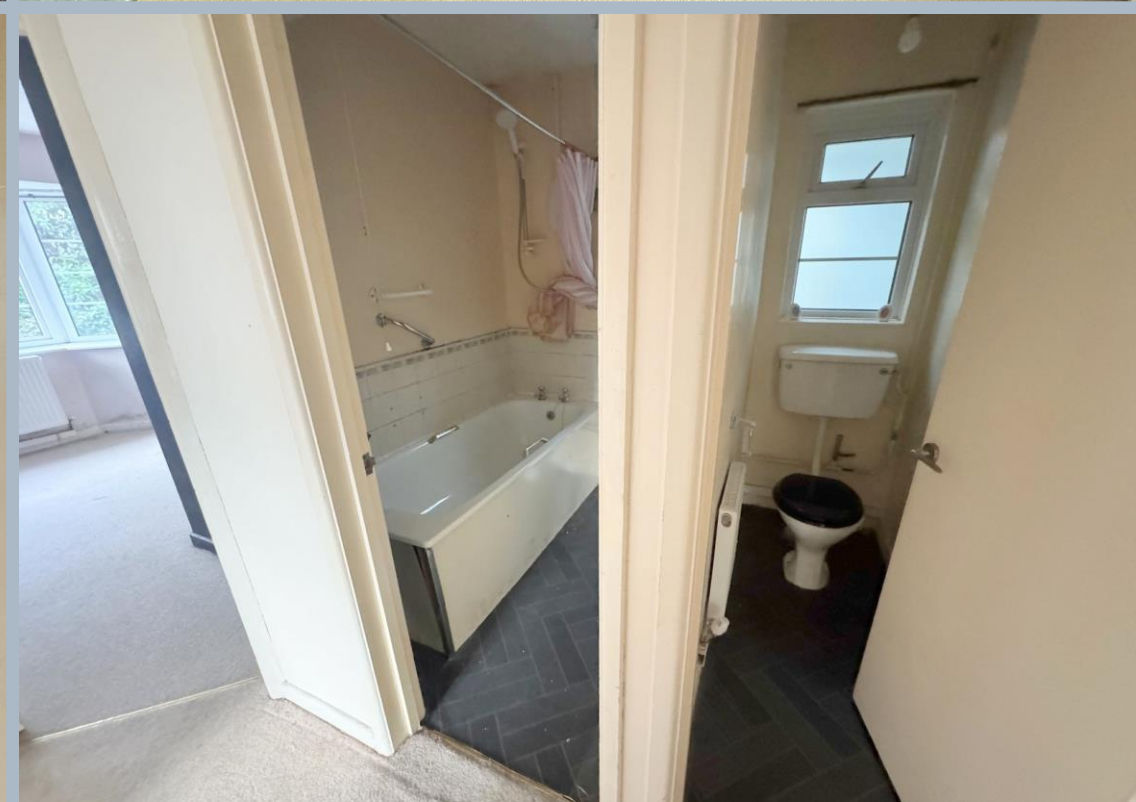
TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025











# HEARNES

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE