

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



24 MARITIME PINES, LAKESIDE ROAD, POOLE,
DORSET, BH13 6LR



ABOUT THIS PROPERTY

OFFERS IN EXCESS
OF
£1,500,000

4/5 Bedroom Home

Open-plan kitchen / living
/ dining room

Bi-fold doors to large
west-facing decked area

4 en-suite

640 metres from
Branksome Chine beach

Outdoor gym and hot tub

Cat 5 wiring throughout

Utility room

Band H: £3693.88

Freehold

An impressive 4/5 bedroom home spanning over 3000 sq ft, spread over four floors, large open-plan kitchen / living / dining room, 4 en-suite, double integral garage, outdoor gym and hot tub, large split-level rear garden.

This impressive 5 bedroom home spans four floors and offers in excess of 3000 sq ft of luxury accommodation. On the ground floor, you are greeted by a spacious entrance hall with high gloss tiling throughout. On this floor is a utility room and bedroom 5 with en-suite which is currently used as a second living space. On the first floor is the impressive open-plan kitchen / living / dining room with a large west-facing decked area beyond bi-fold doors in addition to a private decked courtyard from the kitchen area. The kitchen comprises a range of high specification integral appliances, gas hob, coffee machine and wine cooler, while the living space is complemented by subtle recessed lighting. Also on this floor is a separate living / cinema room and WC. On the first floor are 3 double bedrooms, one of which is currently used as a dressing room complete with additional walk-in wardrobe. All of the bedrooms on this floor have the benefit of luxury en-suite bathrooms. The top floor is given over entirely to the master bedroom which enjoys a beautiful west-facing decked terrace on one side and a panoramic view of the rear garden on the other side. You enter the garden via a pretty decked courtyard, which catches the morning sun and offers an ideal place in which to entertain. The split level garden offers low maintenance with faux lawn and a hot tub and outdoor gym at the very top overlooking the entire property. The property also benefits from Clipsal lighting system, Cat 5 wiring throughout, Sonos sound system in all principle rooms, underfloor heating throughout and control operated blinds throughout.

LOCATION

Located just off the prestigious Avenue in the heart of Branksome Park, Maritime Pines is located within easy walking distance of the beaches at Branksome Chine. Both Westbourne and Canford Cliffs Village are within easy reach as is the local train station at Branksome, providing a direct line into London Waterloo in under 2 hours.





GROSS INTERNAL AREA
 FLOOR 1: 662 sq ft, FLOOR 2: 994 sq ft
 FLOOR 3: 966 sq ft, FLOOR 4: 270 sq ft
 TOTAL: 2913 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		83	87
England, Wales & N.Ireland		EU Directive 2002/91/EC	

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES
 VAT Number: 289586706