

Dene Lodge  
38 Western Road, Branksome Park BH13 6EU  
Guide Price £350,000 Share of Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A spacious three-bedroom, purpose-built second-floor apartment, ideally positioned in the prestigious Branksome Park area - just moments from Westbourne Village and the golden sands of Alum Chine beach.



## Key Features

- Prestigious Branksome Park location
- Purpose-built second-floor apartment
- Lift and stairs to all floors
- Newly modernised kitchen
- Three bedrooms
- En-suite shower room to main bedroom and separate bathroom
- Large 23ft balcony with open aspect
- Garage in a block and visitor parking
- Walking distance to Westbourne Village & Alum Chine Beach





### About the Property

This well-presented apartment is located less than 0.5 miles from Westbourne's vibrant selection of boutique shops, cafés, restaurants and bars, offering the perfect blend of coastal living and urban convenience. With Poole and Bournemouth town centres both easily accessible, residents can enjoy a wealth of leisure facilities and award-winning Blue Flag beaches.

Accessed via a secure communal entrance with lift and stairs to all floors, the property opens into a welcoming hallway with ample storage and a voice entry phone system.

The generous lounge/diner (19'3" x 13'11") benefits from large sliding patio doors that lead onto a 23ft balcony, offering an open outlook over the well-maintained communal grounds - perfect for relaxing or entertaining.

The newly modernised kitchen (13'10" x 7'11") is well-equipped with a range of fitted units and space for free standing appliances.

There are three well-proportioned bedrooms, with the primary bedroom featuring built-in wardrobes, balcony access, and an en-suite shower room. The second and third bedrooms are also generously sized, each with fitted wardrobes and pleasant front-facing aspects.

The accommodation is completed by a family bathroom and separate WC.

Externally, the development offers beautiful communal gardens, visitor parking, and the added benefit of a garage in a block.

Tenure: Share of Freehold

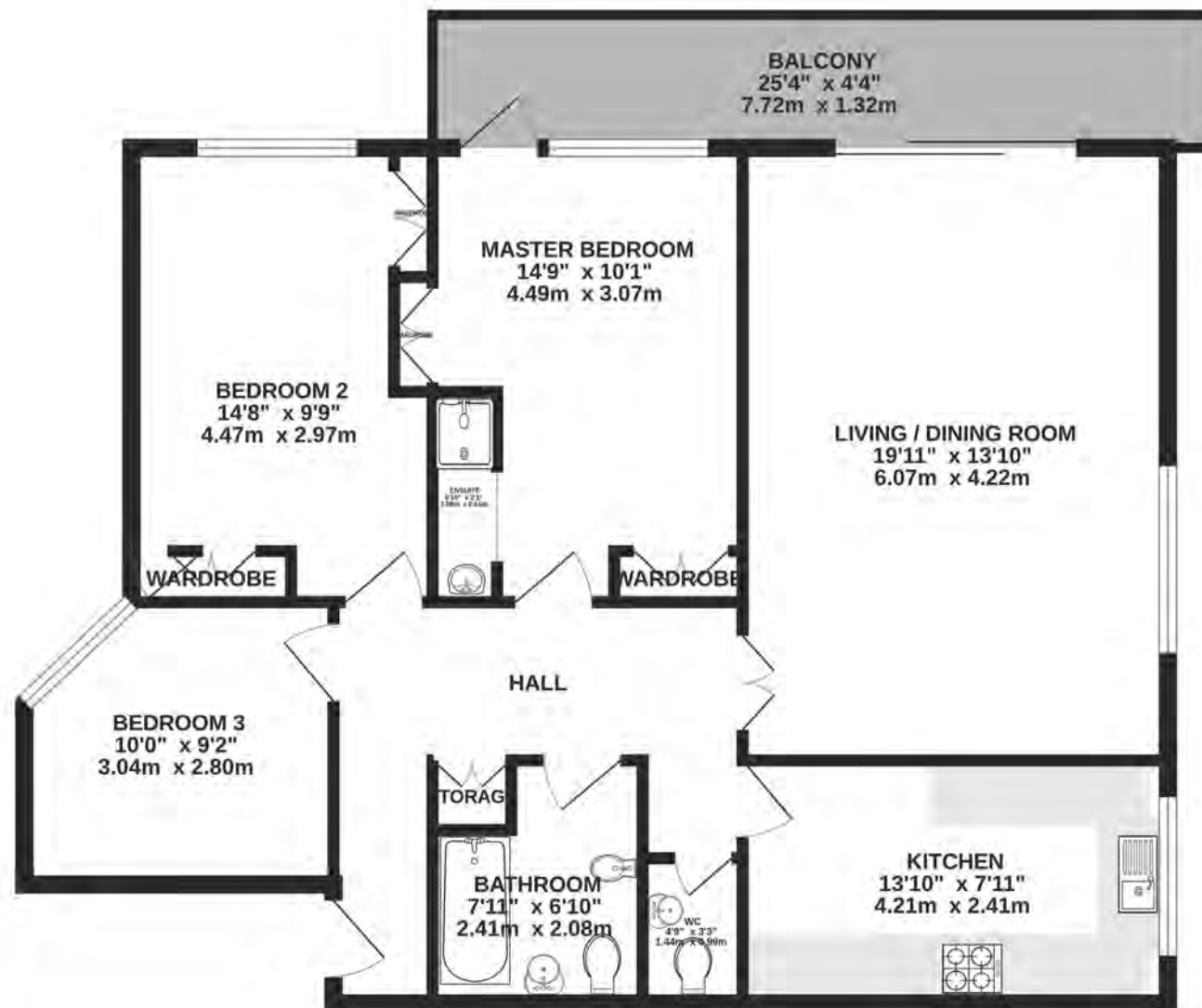
Council Tax Band: E

Service charge: £260 per calendar month

Holiday letting and pets are not permitted.



GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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 05025







## 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.



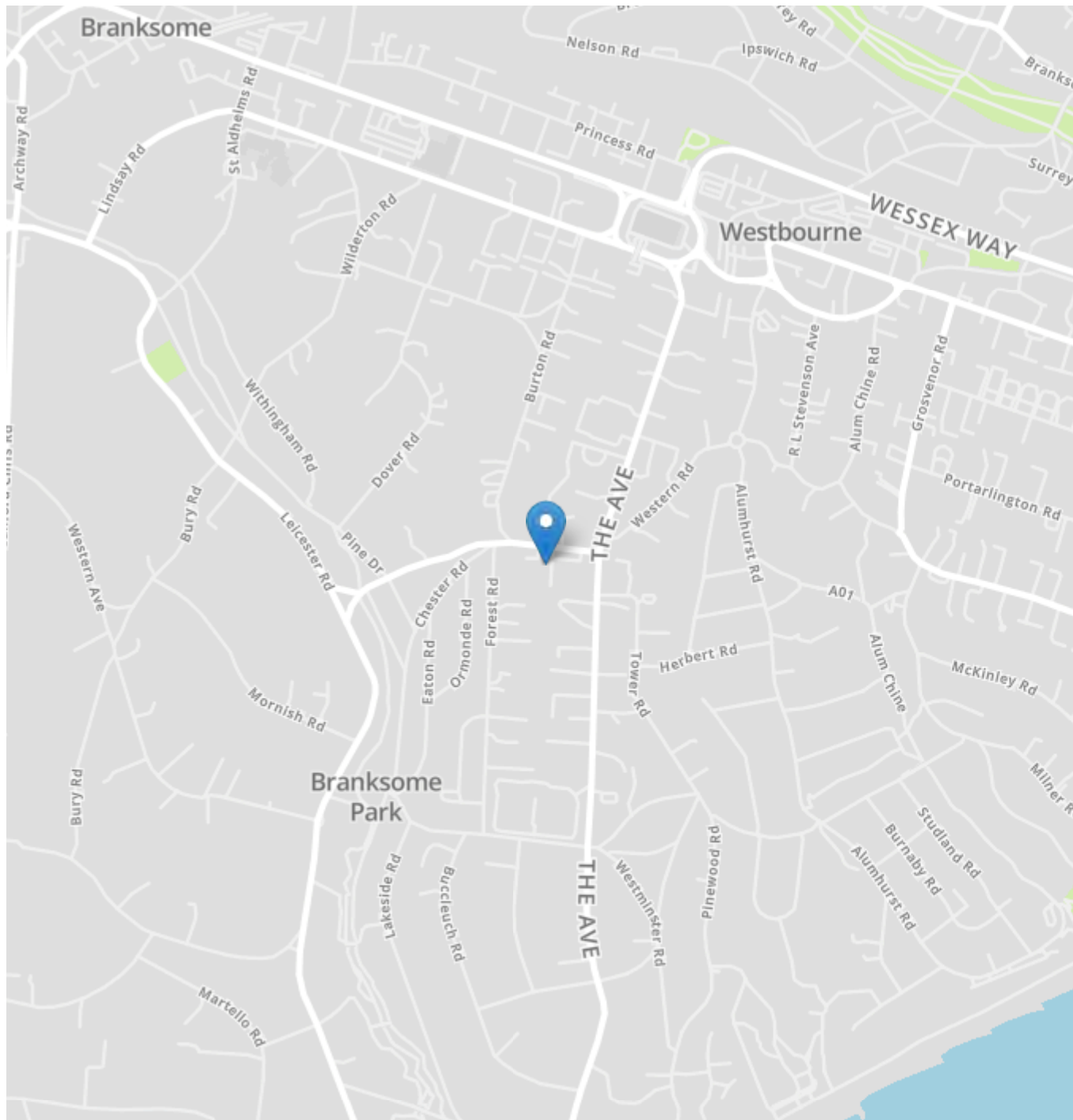
## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

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.





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

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.

### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

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

# MAYS

ESTATE AGENTS