

FOR SALE

Flat 8, Chatsworth, 2 Westminster  
Road, Poole, Dorset BH13 6JR



PHILIPPA SOLE



£1,395,000

—  
Exceptional sea views

Direct beach access

3 double bedroom apartment

3 en-suite bath/shower rooms

Modern fitted kitchen / breakfast room

Large lounge dining room

Balcony

Secure allocated underground parking space

Band G - £3,247.06

Maintenance charge £5,500 pa

Share of Freehold

[Click here for virtual tour](#)

## About this property

An exceptionally well presented, three double bedroom, first floor apartment enjoying panoramic sea views across Poole Bay. Located on the clifftop with direct access to the beach at Branksome Chine. This spacious apartment also benefits from a utility room and secure underground parking.

Chatsworth is a landmark development of just 14 apartments, overlooking the beach at Branksome Chine and sea views across Poole Bay from the Isle of Purbeck to the Isle of White. On entering this apartment you are immediately greeted by a feeling of light and spaciousness, with all of the panoramic sea views. The modern fitted kitchen/breakfast room has an abundance of floor and wall mounted units, island with breakfast bar and integrated appliances. This leads through to the large and versatile lounge dining room, both benefiting from access to the balcony which spans the width of the apartment. The principle bedroom has an extensive range of fitted wardrobes, superb views and a fully tiled bath/shower en-suite. Bedrooms two and three have their own en-suite shower rooms and fitted wardrobes. There is also the added advantage of an additional cloakroom and separate utility room. The apartment has an allocated underground parking space, plus there is surface parking for visitors and a lift giving access to all floors. This modern development is positioned within mature and beautifully maintained grounds with a secure gate providing direct access to Branksome Beach.

## Location

Located on the clifftop, the apartment overlooks and enjoys direct access to Branksome Beach. The Village of Canford Cliffs, with its bakery, post office, restaurants and bars, is within 0.25 of a mile, whilst the larger shopping centre of Westbourne, with a selection independently owned high end shops, Marks and Spencers food hall and charming cafés, is within easy reach. The local train station at Branksome provides a direct line into London Waterloo in under 2 hours.

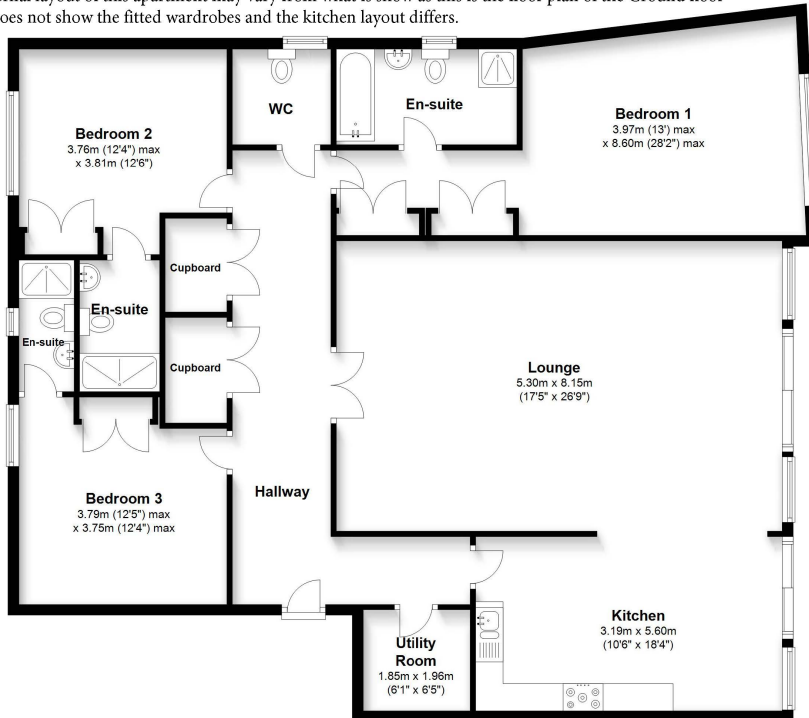




### Ground Floor

Approx. 160.1 sq. metres (1722.8 sq. feet)

Agents note: The internal layout of this apartment may vary from what is shown as this is the floor plan of the Ground floor Apartment. eg. this does not show the fitted wardrobes and the kitchen layout differs.



Total area: approx. 160.1 sq. metres (1722.8 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.

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-100)                                    | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> | 82      | 84        |
| (69-80)                                     | <b>C</b> |         |           |
| (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                     |          |         |           |

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