

FOR SALE

Chatsworth Flat 9, 2 Westminster
Road, Branksome Park, Poole,
Dorset BH13 6JR



PHILIPPA SOLE



£1,295,000

Exceptional sea views

Direct beach access

3 double bedroom apartment

Modern fitted kitchen / breakfast room

3 en-suite bath/shower rooms

Large lounge/dining room

Secure allocated underground parking space

More than 1700 sq.ft plus balconies

Council tax band G - £3413.73

Maintenance £5,558 per annum.

Share of Freehold

About this property

Chatsworth is a landmark development of just 14 apartments, overlooking the beach at Branksome Chine and enjoying panoramic sea views across Poole Bay from the Isle of Purbeck to the Isle of Wight. This spacious three bedroom, second floor apartment also benefits from secure underground parking. No pets or holiday lets allowed.

Modernised in recent years, this apartment offers spacious and contemporary living. On entering this apartment you are immediately greeted by a feeling of light and spaciousness, with all of the principal rooms enjoying fantastic sea views. Double doors from the entrance hall lead into the large living room enjoying fantastic views of the bay with access direct onto the secluded balcony which is large enough to facilitate a large outdoor sofa, dining table and chairs, part of the balcony enjoys an overhang making it ideal place to shelter from the elements all year round and enjoys sun all day into the evening.

The modern fitted kitchen/breakfast room features an integrated oven, microwave, heated plate drawer, dishwasher, wine-cooler and touch screen LG fridge freezer; a separate utility room provides useful storage and houses the washer/dryer machine. The principal, air-conditioned, bedroom suite is most indulgent boasting sea views and has an extensive range of fitted wardrobes together with room for a sofa for relaxing and direct access onto its own private wrap around balcony. The recently modernised, fully tiled ensuite adds a further touch of luxury with its walk in shower and built in vanity unit. Bedrooms two and three have their own en-suite shower rooms and fitted wardrobes. There is also the added advantage of an additional cloakroom. The apartment has two allocated underground parking spaces, plus there are four surface parking spaces 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

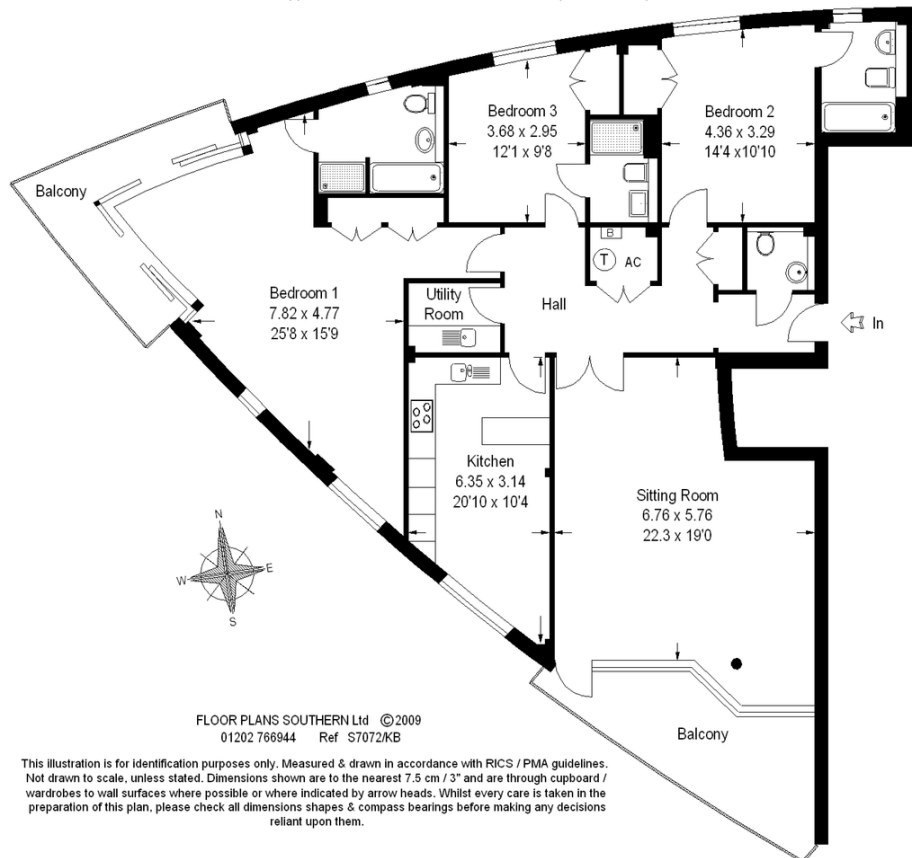
Located on the cliff top, the apartment overlooks and enjoys direct access to Branksome Beach. The Village of Canford Cliffs, with its bakery, post office, restaurants and bars, is within 0.25 of a mile, whilst the larger shopping centre of Westbourne, with a selection independently owned high end shops, 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.





9 Chatsworth, Westminster Road, Branksome Park

Approximate Gross Internal Area :- 159 sq mt / 1710 sq ft



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This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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