



High Trees, 2 Beach Road, Branksome Park, Poole BH13 7BT

## About the Property

The accommodation begins with a spacious dual aspect reception room and dining area, ideal for entertaining or relaxing. This leads through to a fully fitted kitchen offering ample storage and appliances.

From the main living space, the hall leads to two generously sized double bedrooms, both featuring built-in wardrobes for convenient storage. The main bathroom includes both a bath and a separate shower cubicle, while a further shower room off the lounge adds flexibility for guests or family living. A private balcony completes the property, providing a peaceful outdoor space.

Additional benefits include a garage providing secure parking, gas central heating throughout, and the peaceful setting of a residential area with regretfully no pets permitted. The block features landscaped communal gardens, a passenger lift, and visitor parking.

With Branksome Chine's sandy beaches just a short stroll away and all the boutique shops and cafes of Canford Cliffs Village nearby, this property presents a rare opportunity to enjoy coastal living in comfort and style.

Council Tax Band: C

Branksome Chine is conveniently positioned close to the golden sands of Branksome Beach, with the nearby Canford Cliffs Village and the vibrant area of Westbourne offering an abundance of individual boutiques, bistros, coffee shops and everyday amenities. 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. Road communications are good and both Bournemouth and Poole enjoy mainline railway stations with services to Southampton and London.

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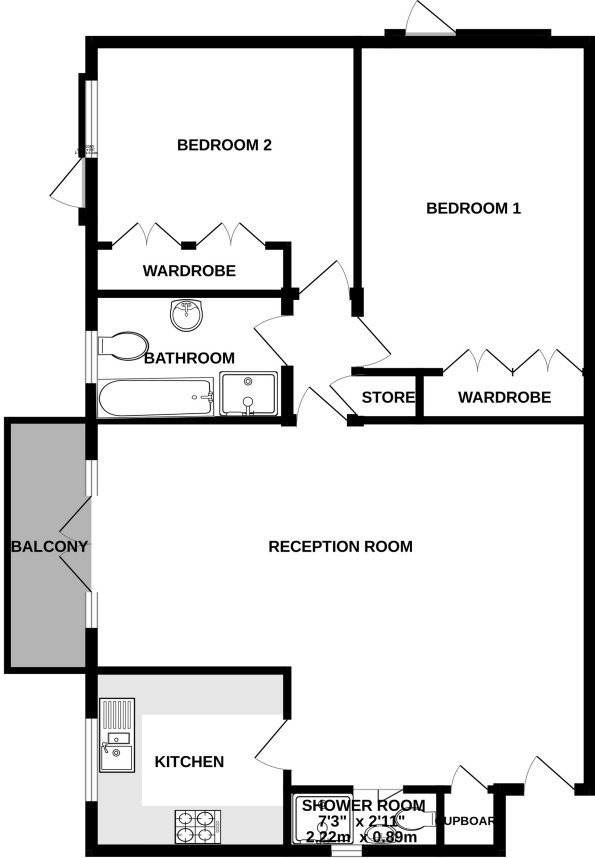
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## Key Features

- Two bedroom apartment
- Dual aspect large living/dining room
- Garage
- Built in wardrobes
- Kitchen with appliances
- Two bathrooms
- Balcony
- Lift access
- Located close to Branksome Chine Beach
- Part-furnished

GROUND FLOOR  
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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### 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 and letting property 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.

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