

FOR SALE

23 Branksea Avenue, Poole, Dorset BH15 4DW



PHILIPPA SOLE



£699,950

Exceptional presentation throughout

Extended and remodeled by the present owners

4 bedrooms

Family bathroom, en-suite to master and ground floor shower room

2 receptions plus kitchen/family room

Harbour views from master bedroom

A short walk to Hamworthy Park

With in close proximity to local transport links

Council tax band E - £2503.40
Freehold

About this property

A delightful four bedroom property situated on the highly sought after Branksea Avenue, a short level walk to a public slipway and Hamworthy Park and beach. The accommodation is arranged over three floors, with harbour views from the principal bedroom.

This exceptionally well-presented property offers bright and well thought out accommodation. The current owners have improved the property significantly by creating a principal bedroom suite on the top floor, installing and reconfiguring the kitchen area, redecoration throughout and the addition of the charming garden room/office. Although this is a wonderful family home, it leads you to believe you are on holiday by the coast, which you could be!

The ground floor has a lovely flow. From the hall a door opens into the sitting room, where a wide curved bay window provides ample light and highlights the attractive features of this room from the cosy log burner flanked by display shelving to the attractive porthole window. This leads semi-open plan into the dining room and through to the kitchen/family room which is undoubtedly the heart of the house. The kitchen, fitted with an abundance of floor and wall mounted cupboards, integrated appliances and a wide island unit, incorporates a breakfast bar illuminated by a large skylight and bifold doors overlook the garden beyond. The utility room - with space and plumbing for a washing machine, shower and WC - is an absolute bonus after days on the nearby beach.

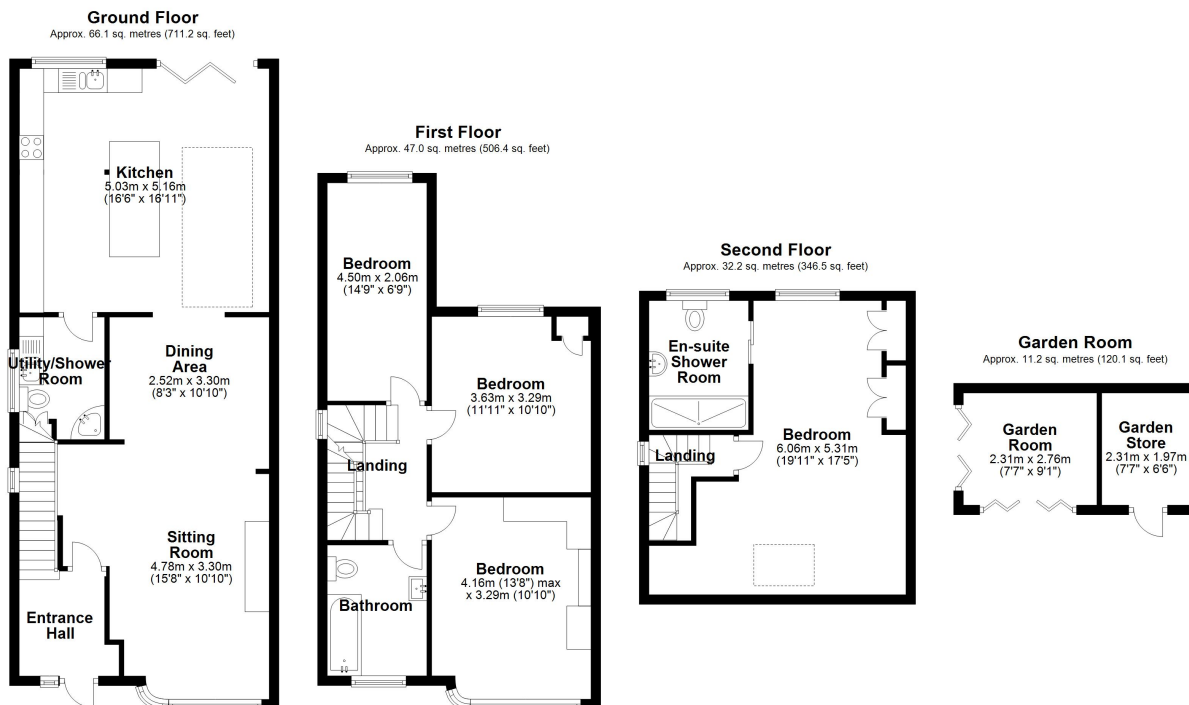
On the first floor are three bedrooms and the family bathroom. Bedroom two has a curved bay window and is extensively fitted with floor to ceiling furnishings, bedroom three has elegant panelling and airing cupboard and bedroom four is currently used as a study/guest room. The double aspect top floor bedroom has fitted furnishings, eaves storage, a good sized en-suite shower room and a southerly outlook across the harbour towards the Purbeck Hills.

The rear walled garden has been landscaped for low maintenance around a mature olive tree, with paved, decked and lawned areas capturing the sun throughout the day. The garden room has two sets of bifold doors and is an ideal home office or entertaining area, with a garden storage room alongside. The front of the property has a wide paved drive providing parking for a number of vehicles and/or boat together with kayak storage boxes, bike shed and log store.

Location

This area is an absolute must for boating and water enthusiasts with its beachside park and variety of marinas. Nearby too are a range of cafes and pubs, Lakeyard Club, a post office, local shops and surgery. Poole Quay and Old Town with an eclectic mix of bars, restaurants and shops and the nearby ferry port to Jersey and Cherbourg are all within about a mile. Transport links include a direct train service to Waterloo from Poole and access to the M3 via the A31/M27.





Total area: approx. 156.5 sq. metres (1684.2 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	79
England, Scotland & Wales		EU Directive 2002/91/EC	

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