



PINEBEACH COURT, BEACH ROAD, BRANKSOME PARK, POOLE, BH13

£350,000 SHARE OF FREEHOLD

An incredibly bright and spacious second floor apartment situated in an enviable location close to the award winning beach at Branksome Chine and close to the popular shops bars and restaurants of both Westbourne & Canford Cliffs. The property requires some internal refurbishment to realise its true potential but makes the perfect permanent or second home by the sea. Offered with vacant possession.

Purpose built | Second floor | Two double bedrooms | Two reception rooms | Fitted kitchen | Large family bathroom | Sun room | Garage | Close to the beach

Westbourne | 01202 767633 |

Winkworth



LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

The apartment is situated on the second floor, which can be accessed via a lift or stairs through well presented communal hallways. A private front door, then leads into the entrance hall, which houses two large storage cupboards and doors to principal rooms.

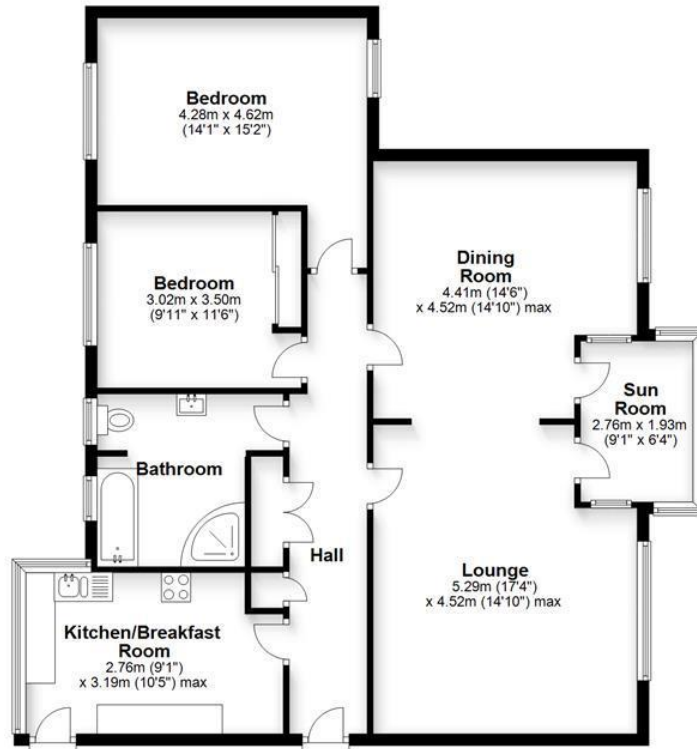
A particular feature of the property is the large lounge which enjoys views over the communal gardens and access into the sunroom. The dining room is open plan to the lounge, although has its own door from the entrance hall as well and there is ample space for large table.

The kitchen breakfast room is fitted with a range of base & eye level, work units with space and plumbing for domestic appliances and a door leading out to a rear fire escape

There are two good size double bedrooms, both with fitted wardrobes and room for further freestanding furniture. There is also the option to convert the dining room back to a third double bedroom. The bathroom comprises of a suite to include WC wash, handbasin corner, shower and panel bath.

A garage is conveyed with the property.

Second Floor
Approx. 110.4 sq. metres (1188.1 sq. feet)



Total area: approx. 110.4 sq. metres (1188.1 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 (Tel: 01202 556006) Plan produced using PlanUp.

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

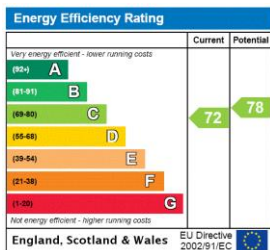
TENURE: Share of Freehold 95 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £4300 per annum

AT A GLANCE

- Purpose built
- Second floor
- Two double bedrooms
- Two reception rooms
- Fitted kitchen
- Large family bathroom
- Sun room
- Garage
- Close to the beach



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