

PS

Flat 2, Branksome Dene Gardens, 16 Pinewood Road, Poole, BH13 6JS
£495,000

PS



Flat 2

Branksome Dene Gardens

Set on the ground floor of a striking Edwardian villa, this beautifully presented apartment blends timeless character with modern living. Impeccably presented throughout, it offers generous room sizes, soaring ceilings, and elegant period detailing. of historic architecture.

- Ground Floor apartment in an Edwardian Villa
- Exceptional presentation
- Two spacious double bedrooms
- Two modern fitted bathrooms (one en suite)
- High ceilings and period detailing
- Bright and spacious open-plan kitchen/dining room
- Large separate lounge
- Two allocated off road parking spaces
- Pets allowed under licence
- Private south facing garden with own entrance
- Walking distance to the beach and woodland trails
- Internal floorspace: 1,012 sq.ft
- Council Tax Band E £2,756.03
- Share of Freehold
- Maintenance £2,600 pa paid 6 monthly
- Approx £20,000 in the sinking fund with external and internal communal area decoration being quoted for at present which should be covered by the fund.



Set on the ground floor of a striking Edwardian villa, this beautifully presented apartment blends timeless character with modern living. Impeccably presented throughout, it offers generous room sizes, soaring ceilings, and elegant period detailing. At the heart of the home lies a spacious kitchen/dining/day room, ideal for everyday living and entertaining, with large sash windows which flood the interiors with natural light. The large bay window, with cushioned window seat and storage, is an absolute feature of this room. The kitchen is fitted with an extensive range of cupboards and many integrated appliances. Running parallel to this impressive room is the lounge with a large bay window and feature fireplace. The principal bedroom features built-in wardrobes and a stylish en suite shower room. The second bedroom is equally spacious and adaptable for guests, work, or family. This is serviced by the family bathroom. The south-facing private garden provides a tranquil setting for outdoor relaxation and alfresco dining. Two allocated off-road parking spaces to the right of the front door add practicality. Ready to move into, this property combines charm, space, and convenience in one of the area's most desirable settings.

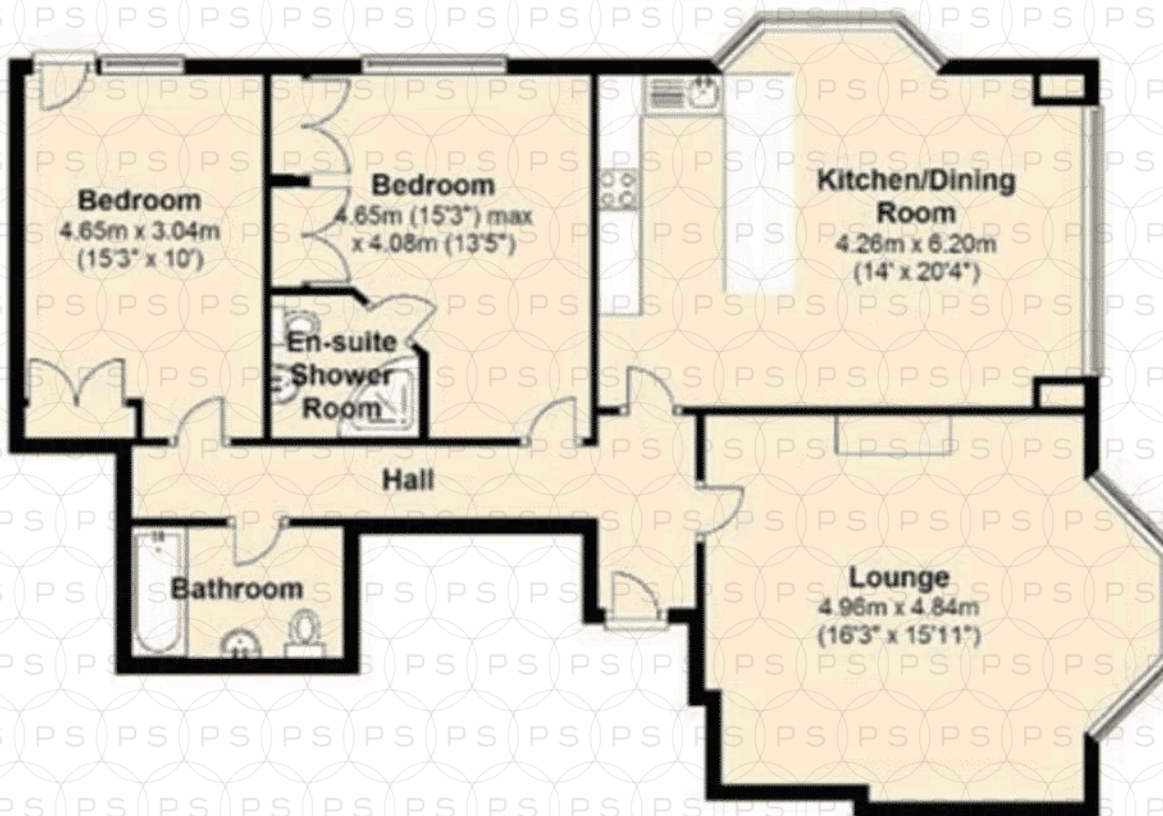
Located

Within easy walking distance of Branksome Beach and local woodland chines. Whether you enjoy sea swims, scenic walks or water sports, the location provides a peaceful lifestyle close to nature. Just a short walk or drive leads to Westbourne, a vibrant village with artisan cafés, independent boutiques, and restaurants. Poole Harbour, one of the world's largest natural harbours is close by, with marinas, paddleboarding, sailing, and more. Branksome and Bournemouth stations offer direct services to London Waterloo. Bournemouth Airport, under 10 miles away, offers both domestic and international flights, making travel effortless.

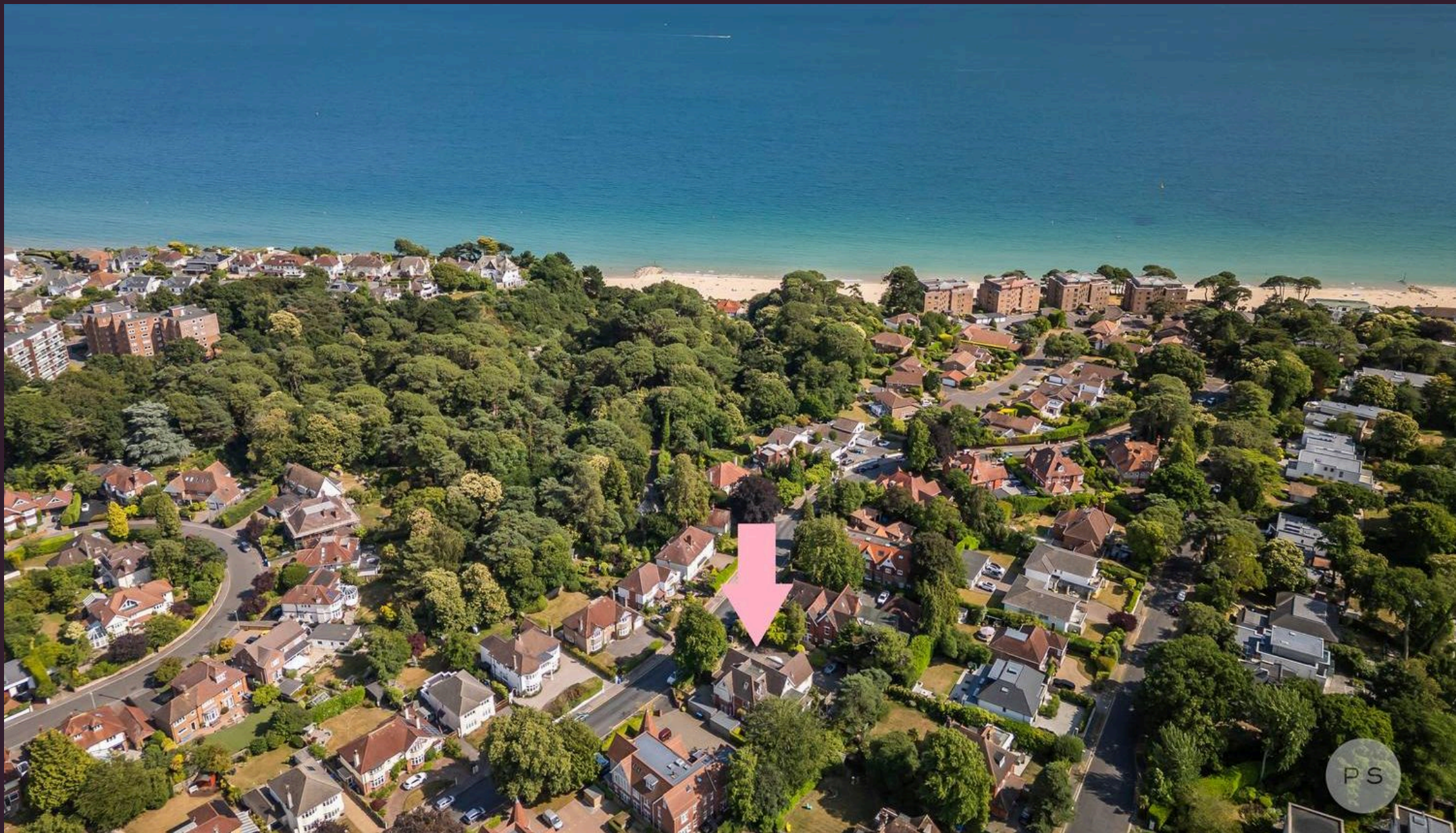


Ground Floor

Approx. 99.7 sq. metres (1073.3 sq. feet)



Total area: approx. 99.7 sq. metres (1073.3 sq. feet)



Philippa Sole Ltd

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