

PS



Flat 2, Branksome Dene Gardens, 16 Pinewood Road - BH13 6JS

£495,000

PS



Flat 2, Branksome Dene Gardens

Branksome Park, Poole

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.

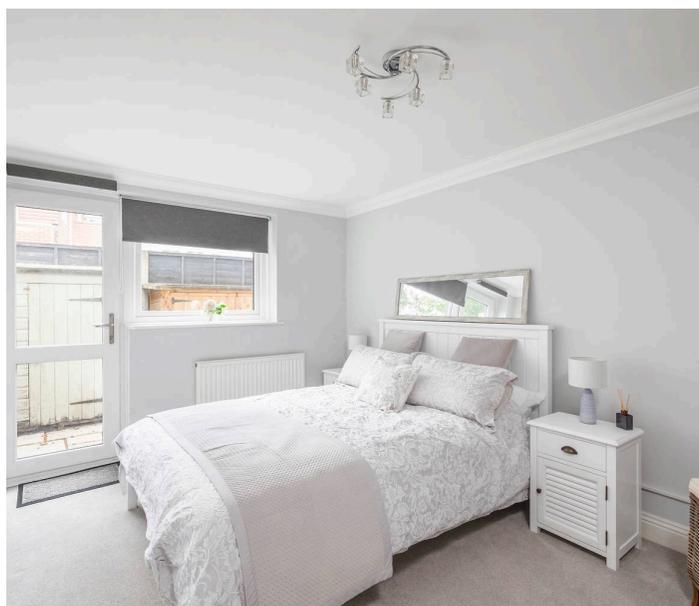
- Ground Floor apartment in an Edwardian Villa
- Exceptional presentation
- Two spacious double bedrooms
- Two modern fitted bathrooms (one en suite)
- High ceilings and period detailing
- Bright and spacious open-plan kitchen/dining room
- Large separate lounge
- Two allocated off road parking spaces
- 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
- Share of Freehold
- Maintenance £2,600 pa
- Council Tax Band E £2,756.03
- EPC Rating: C



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 private garden provides a tranquil setting for outdoor relaxation and alfresco dining. Two allocated off-road parking spaces add practicality. Ready to move into, this property combines charm, space, and convenience in one of the area's most desirable settings. There is a sinking fund of approximately £20,000 with planned decoration to the exterior and internal communal areas being quoted for at present which should be covered by the sinking fund.

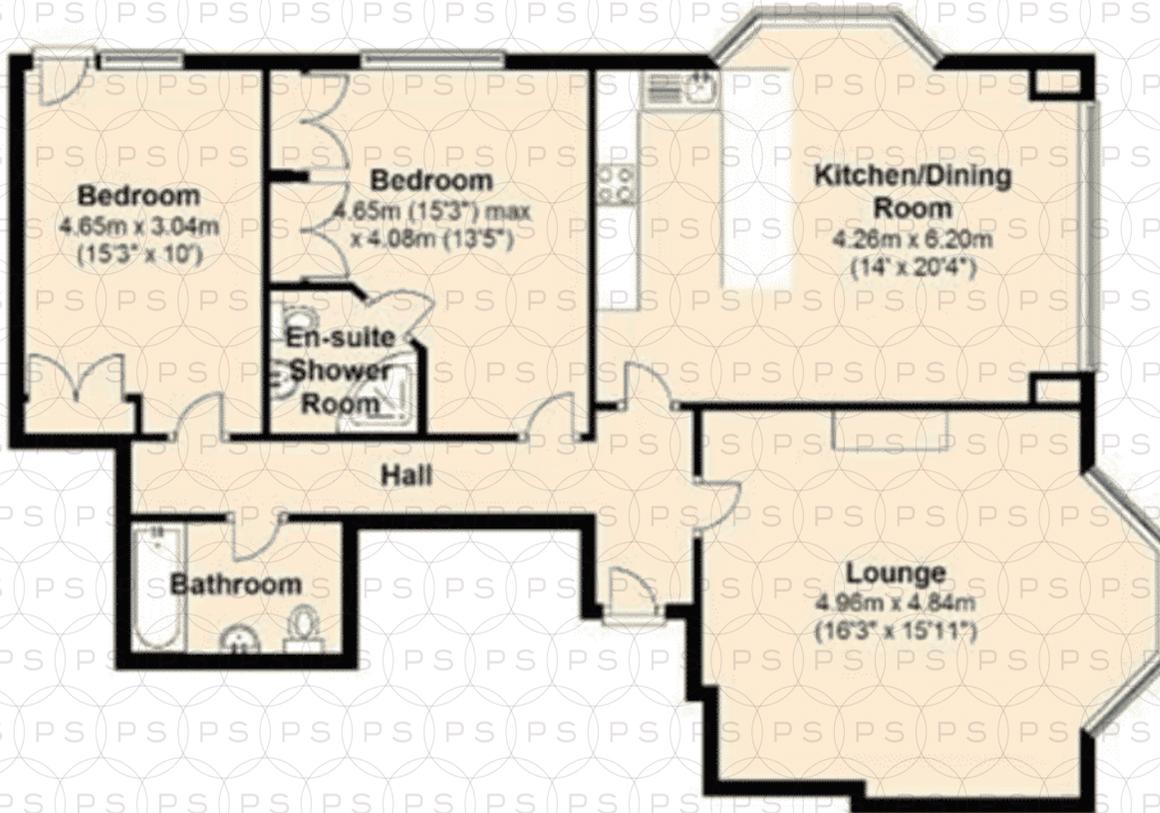
Location

Situated across the road from the pathway leading directly to Branksome Dene Chine Beach, the location could hardly be any closer for beach access - offering a rare and exceptional lifestyle opportunity. Whether you enjoy sea swims, scenic walks, or water sports, the setting provides a peaceful lifestyle immersed in nature. The Number 50 bus stops just a few metres away and offers a direct scenic route through to Swanage, making coastal exploration effortless. 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 also nearby, with marinas, paddleboarding, sailing, and more. Branksome and Bournemouth stations offer direct services to London Waterloo, and Bournemouth Airport, under 10 miles away, provides both domestic and international flights.

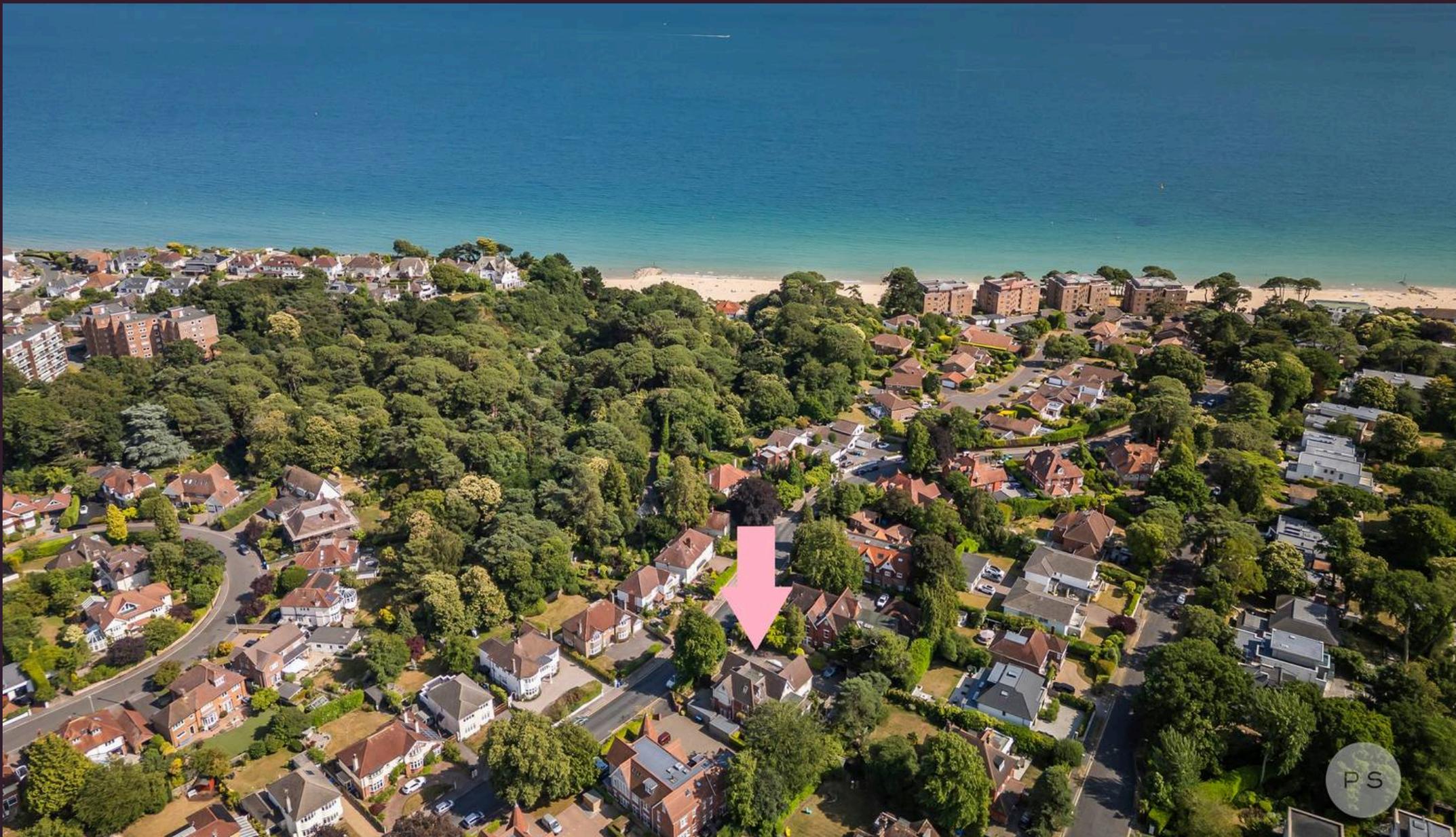


Ground Floor

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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