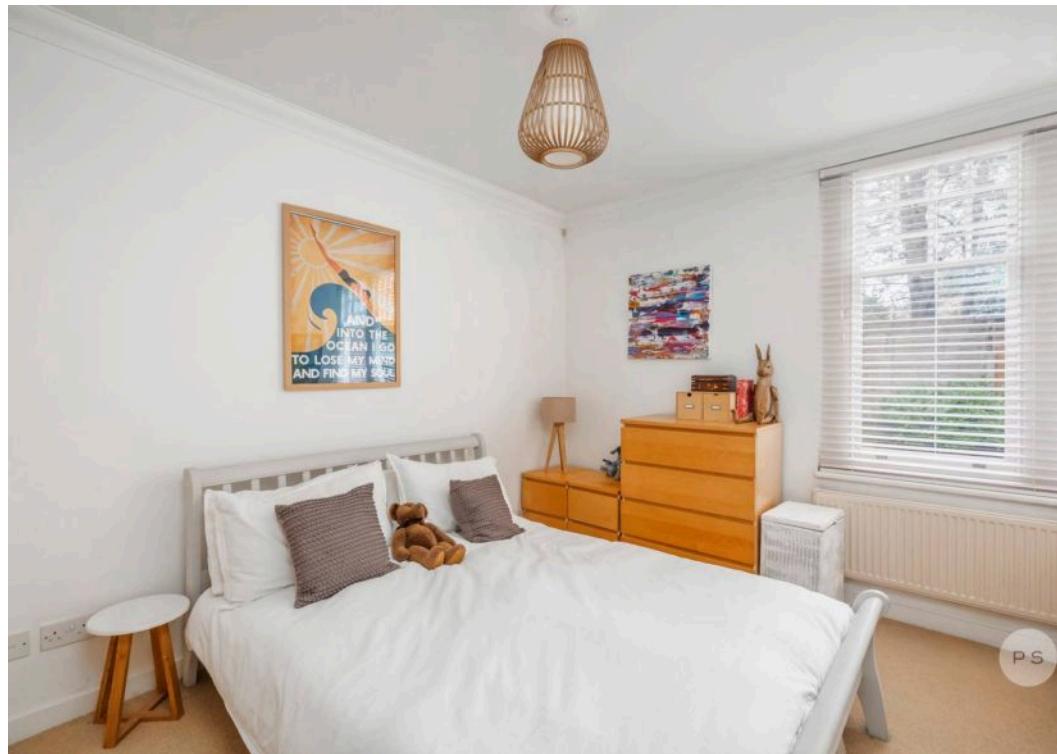


PS



Flat 2, The Beacon, 8 Pinewood Road, Branksome Park, Poole - BH13 6JS  
£499,950



## Flat 2, The Beacon

We are delighted to offer this elegant two bedroom, ground floor apartment, beautifully positioned within a prestigious Edwardian conversion of just seven residences.

- Elegant two-bedroom ground floor apartment in exclusive Edwardian conversion
- Abundance of original character features throughout
- Impressive lounge/dining room with high ceilings and box bay window
- Pillared detail, ornate ceiling and wood flooring in main living space
- South-facing communal seating area with direct access from lounge
- Stylish kitchen/breakfast room with leaded window and integrated appliances
- Two spacious double bedrooms with fitted wardrobes
- Principal bedroom with en-suite and home office flexibility
- Two allocated parking spaces plus secure bike storage
- Pets permitted under licence | No holiday letting permitted
- Share of Freehold
- Maintenance: £2,600 per annum
- Council Tax E: £2,756.03
- EPC Rating: D

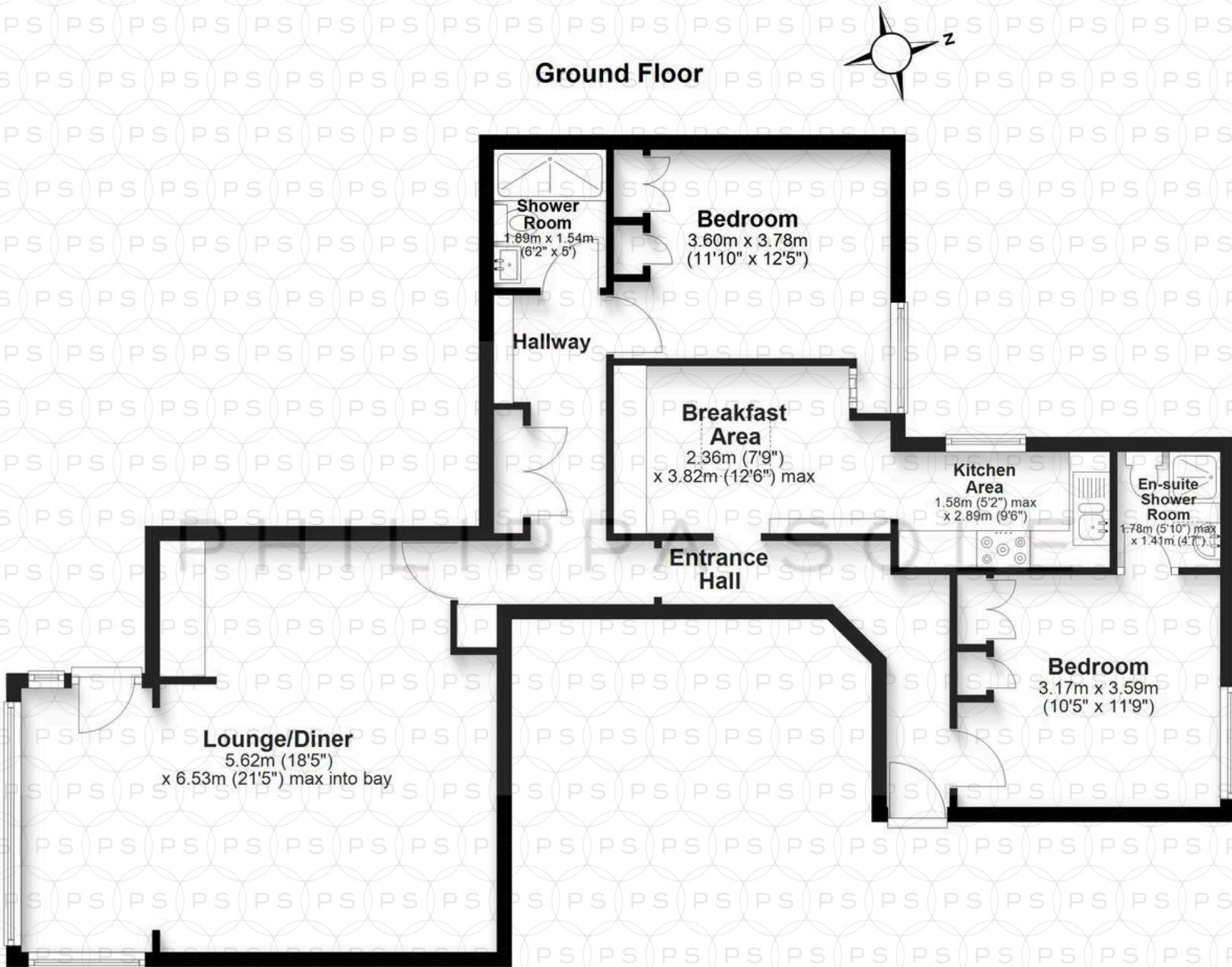


Overflowing with period charm, the home features a grand lounge/dining room with high ceilings, detailed plasterwork, wood flooring, and a boxed bay window defining the dining space, from here a door leads directly to a south-facing communal seating area. The well-appointed kitchen/breakfast room includes high-gloss units, integrated appliances, and a distinctive leaded window. Both double bedrooms offer ample storage, the principal (currently used as a home office) benefitting from an en-suite, while a second bathroom serves guests. Additional features include video entry system, generous internal storage, two allocated parking spaces, and secure bike storage.

## Location

Situated in the heart of Branksome Park, one of the South Coast's most desirable residential areas, the apartment is perfectly positioned just moments from the award winning sandy beaches at Branksome Chine and the prestigious Sandbanks Peninsula. The vibrant villages of Westbourne and Canford Cliffs are nearby, offering boutique shops, bistros, and cafés. Equidistant to Bournemouth and Poole town centres, the location enjoys excellent transport links, including rail services to London Waterloo and easy access to international airports at Bournemouth and Southampton.





Total area: approx. 88.8 sq. metres (956.2 sq. feet)

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Plan produced using PlanUp.

**Flat 2, The Beacon, 8 Pinewood Road, -**



## Philippa Sole Ltd

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