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Flat 22, Pinebeach Court, Beach Road, Branksome Park - BH13 7BX  
£400,000

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## Flat 22, Pinebeach Court

Beach Road, Branksome Park

Tucked quietly behind Beach Road and framed by mature woodland, Pinebeach Court offers an increasingly rare blend of space, light and proximity to the beach. Positioned on the second floor of this well regarded development, the apartment enjoys elevated views across beautifully maintained communal gardens with the sound of the sea just beyond the tree canopy.

The apartment has been well cared for and offers the opportunity to enjoy immediately or to gently update over time. With three bedrooms, it is ideally suited to a couple or small family seeking a coastal lifestyle, while also offering flexibility for home working. One bedroom lends itself naturally to use as a home office, enjoying elevated green views, and the apartment is pet friendly, making it a comfortable long term home.

- 300m to the beach and coastal paths
- Three double bedrooms and 2 reception areas
- Approx 1181 Sq.ft. / 109.8 sq.m. of well proportioned accommodation
- Pet friendly
- Sunroom overlooking beautifully maintained communal garden
- Spacious 2nd floor apartment with lift access
- Excellent scope to enhance while enjoying immediately
- Set within Branksome Park close to Canford Cliffs Village
- Garage and visitor off-road parking
- Leasehold
- Council Tax band D: £2,399.99
- EPC Rating: D



With just two apartments per floor, conveniently served by a lift, the accommodation extends to more than 1,180 sq.ft and unfolds from a generous central entrance hall that immediately sets the tone for the proportions found throughout.

The main reception room is a wonderfully calm and elegant space, easily accommodating both seating and dining areas, with large windows drawing in natural light and leafy outlooks. From here, a delightful covered sun room with a south-easterly orientation provides a versatile additional reception space, ideal as a reading room, studio or simply a quiet place to pause. The kitchen breakfast room is well arranged with space for informal dining and wide windows overlooking the gardens, creating a pleasant everyday setting. The three bedrooms, all comfortable doubles, each enjoy a peaceful aspect. A family bathroom and a separate WC serve the apartment, offering flexibility for guests and day to day living.

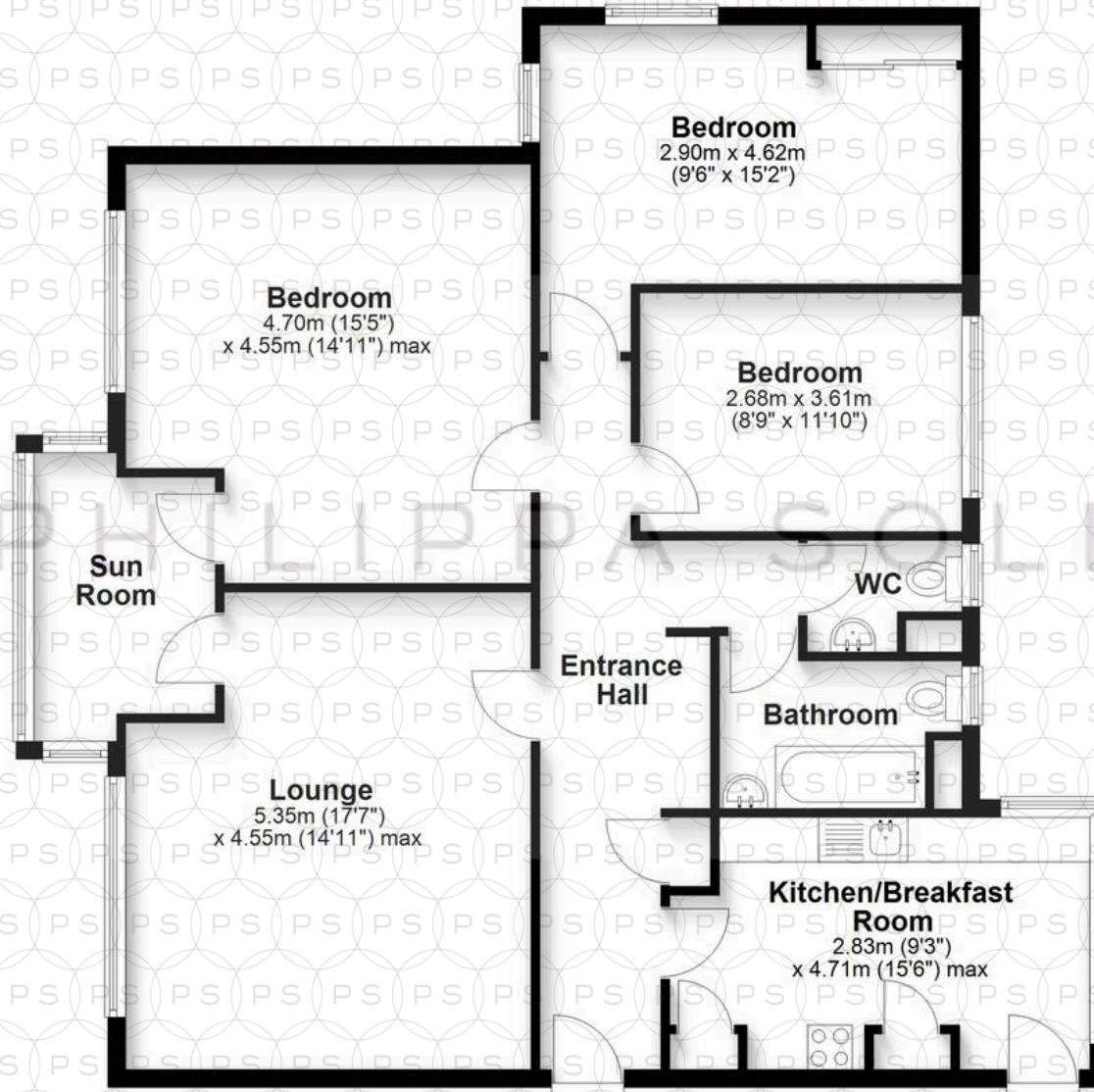
Outside, the apartment benefits from an allocated garage positioned adjacent to the block, along with additional off road visitor parking. The property is offered with no forward chain, and the service charge includes water rates, hot water and heating supplied via a communal boiler.

#### LOCATION:

Pinebeach Court is aptly named, set among the tranquillity of mature pine trees and positioned less than 300 metres from the sandy shoreline at Branksome Chine, with coastal paths stretching towards Sandbanks. The boutique shops, cafés, restaurants and convenience stores of highly desirable Canford Cliffs village are approximately 0.2 miles away, along with the local library. The location sits conveniently on the edge of local bus routes into Bournemouth to the east and towards Sandbanks and the Purbecks via the chain ferry to the west. Branksome railway station is approximately 2.5 miles away, offering direct services to London Waterloo in around two hours.



## Second Floor



Total area: approx. 109.8 sq. metres (1181.3 sq. feet)

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