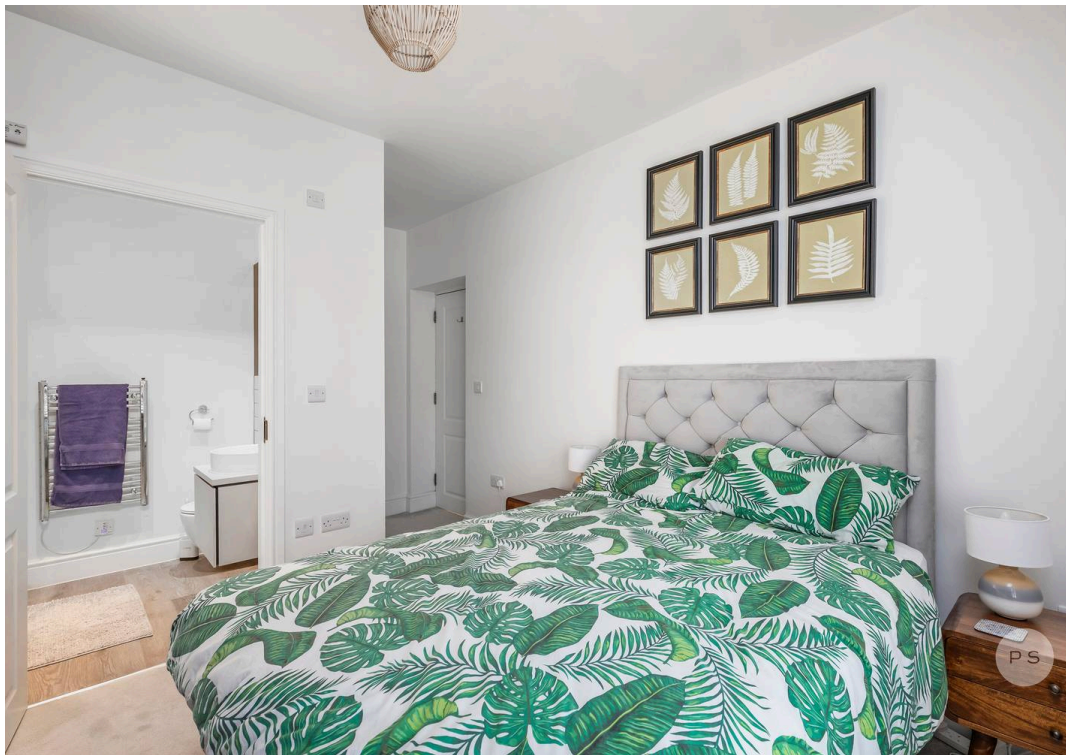
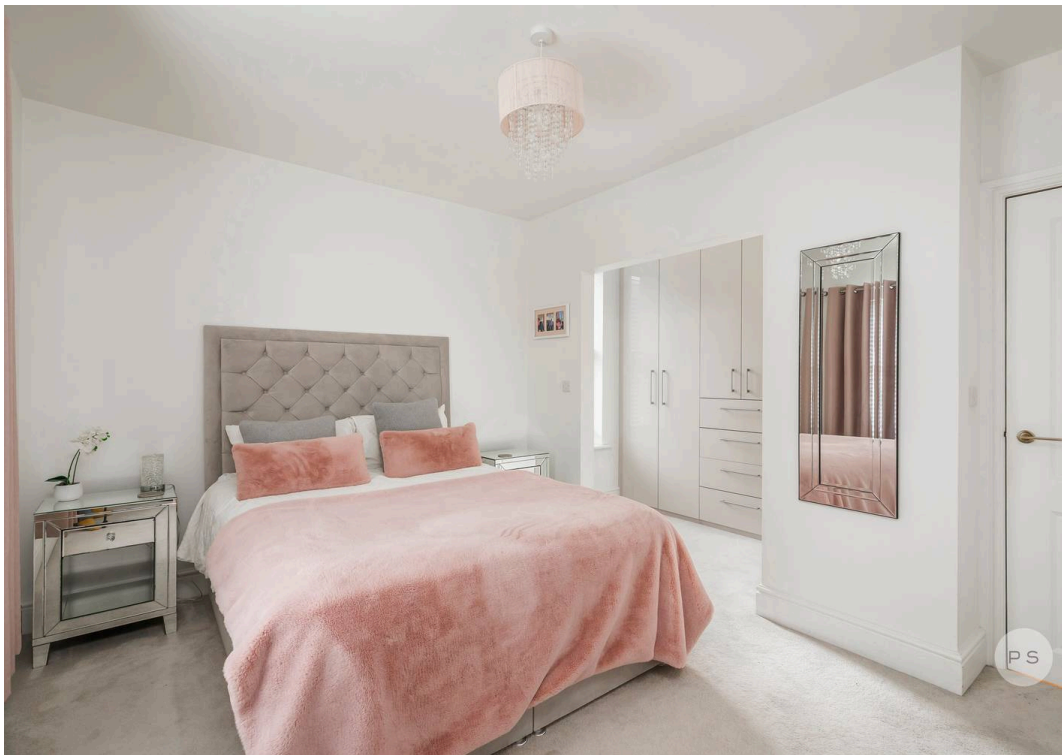


PS

Beechwood, Flat 3, 14 Pinewood Road, Branksome Park - BH13 6JS

£499,950

PS



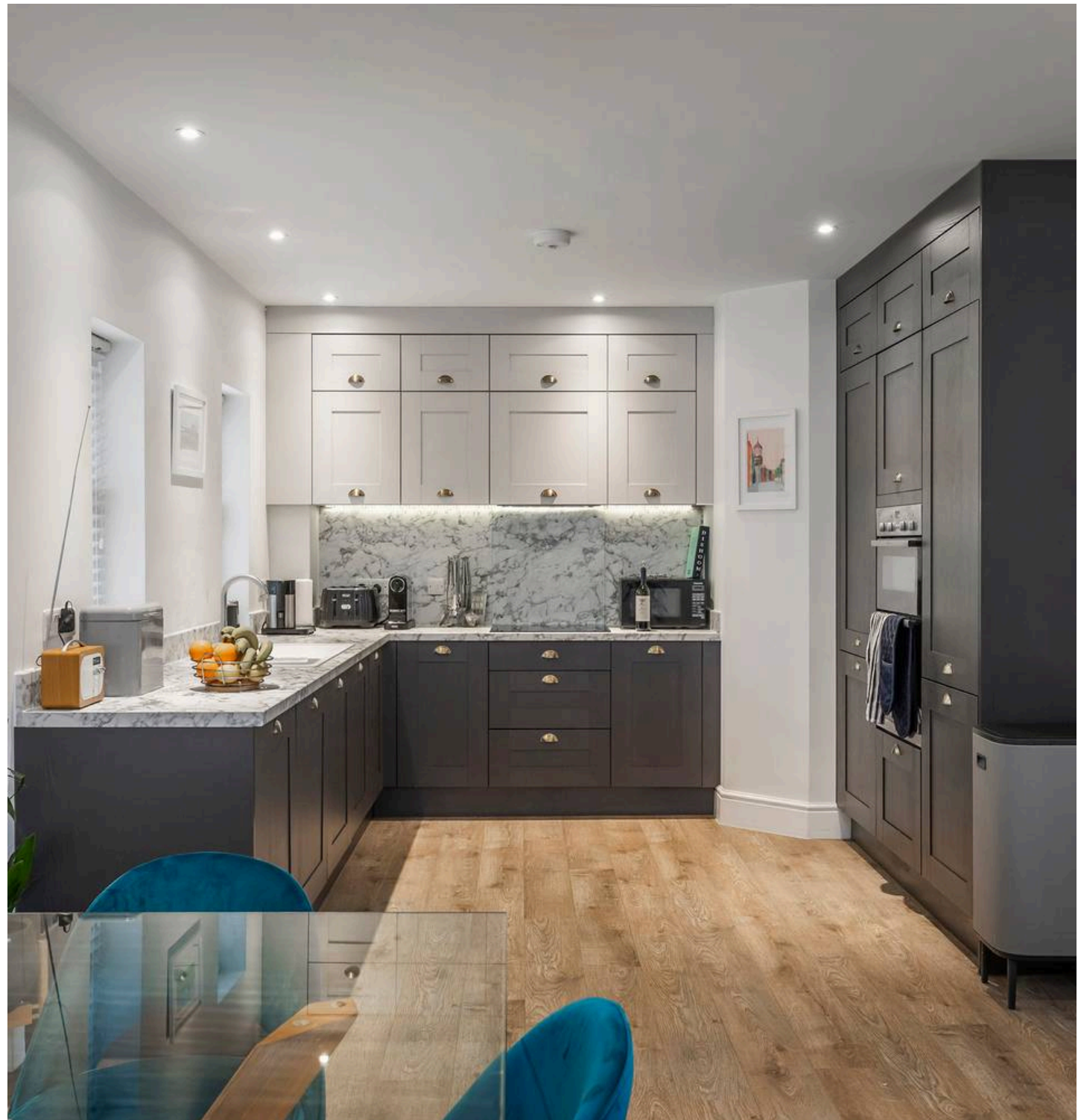
## Beechwood - Flat 3

14 Pinewood Road, Branksome Park

Set within the highly sought-after Beechwood development, this elegant first-floor apartment combines timeless Victorian-inspired architecture with luxurious contemporary living. Extending to approximately 1,000 sq ft, the beautifully appointed accommodation offers a bright and welcoming reception space, enhanced by stylish modern finishes throughout.

### KEY FEATURES:

- Two spacious bedrooms and two bathrooms
- Principal bedroom with ensuite and walk-in closet
- First-floor position in a Victorian-style development
- Generous living space of approximately 1,000 sq ft
- Located just 800 metres from Branksome Chine beach
- One surface parking space in shared courtyard
- Pets allowed under licence
- Approx 846.6 Sq ft.
- Council Tax band E: £2,933.31
- Maintenance: £1,925.80 PA
- EPC Rating: B



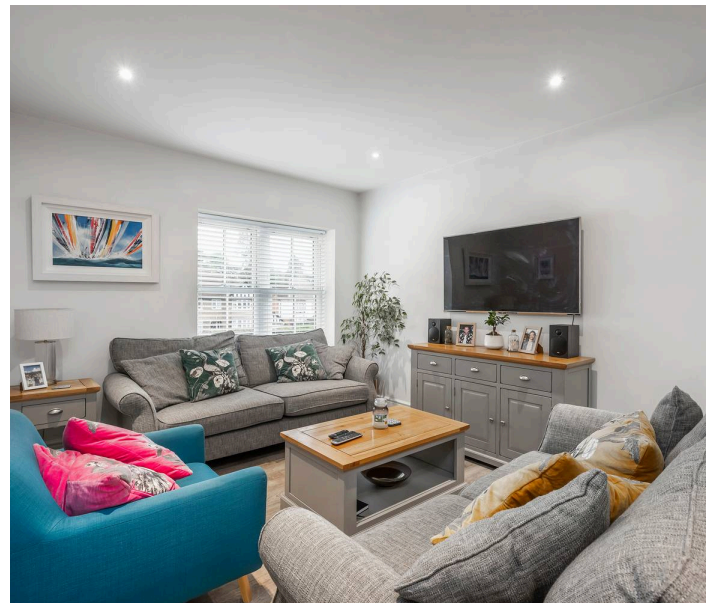
#### PROPERTY FEATURES:

The property features two generously proportioned bedrooms. The principal suite boasts a private ensuite bathroom and a walk-in wardrobe, reinforcing the home's high-end appeal. The second bedroom is equally well-appointed, benefiting from its own shower ensuite and offering excellent versatility for guests or home working.

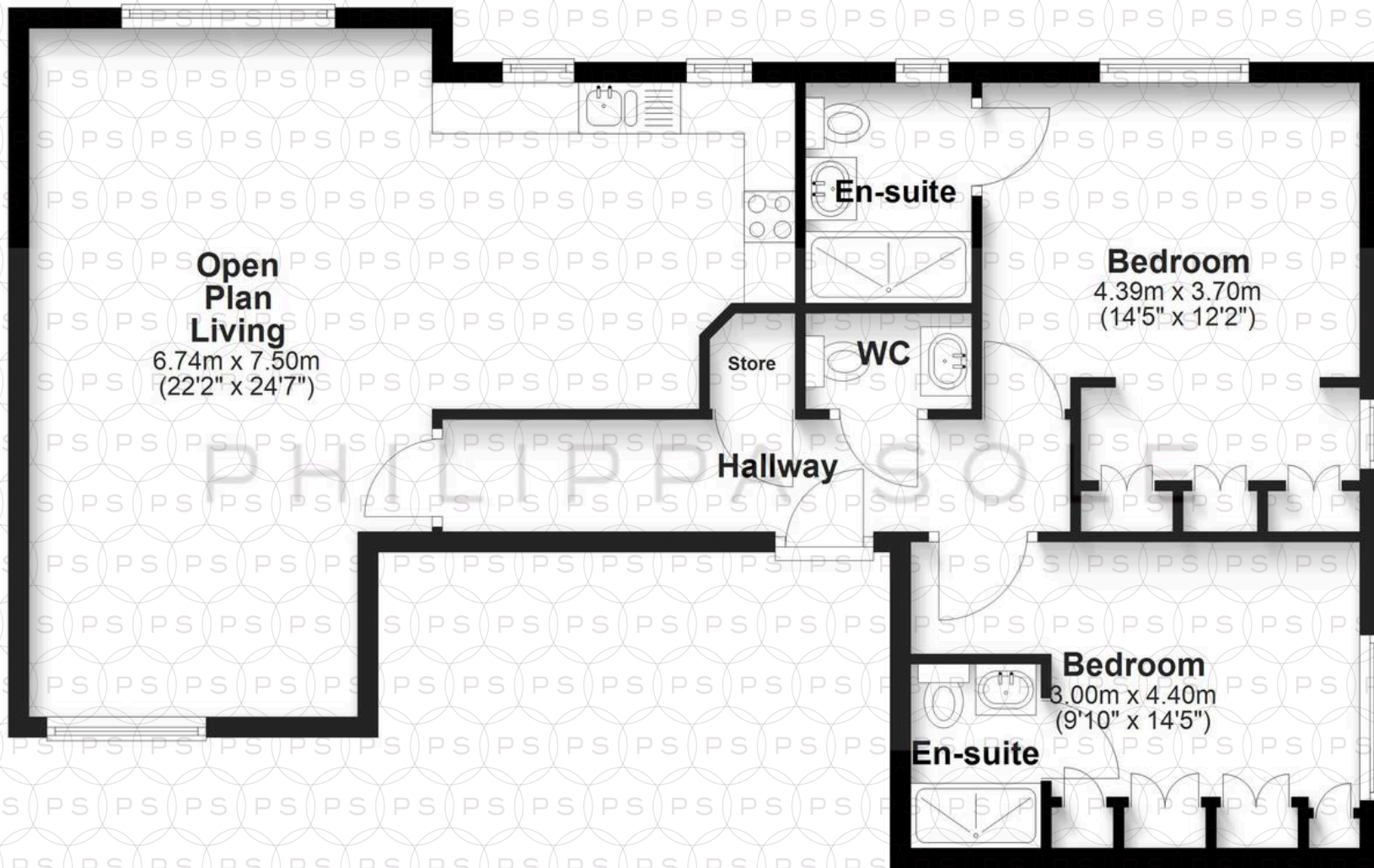
This pet-friendly property also comes with the right to use a single surface parking space in the shared courtyard, a rare convenience in such a desirable location. Residents will appreciate the charming period design elements that echo the Victorian era while enjoying all the benefits of modern construction.

#### LOCATION:

Located in the heart of Branksome Park, one of the South Coast's most prestigious residential areas, the apartment is just 800 metres from the award-winning sandy shores of Branksome Chine. The vibrant villages of Westbourne and Canford Cliffs are within easy reach, offering boutique shops, bistros and cafés. The highly regarded *Inn in the Park* pub is a few doors away for relaxed dining and drinks. With equidistant access to Bournemouth and Poole town centres, the area also benefits from strong transport links, including rail services to London Waterloo and international airports at Bournemouth and Southampton. A footpath opposite the development leads directly to the beach.



## First Floor



Total area: approx. 78.6 sq. metres (846.6 sq. feet)

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Plan produced using PlanUp.

**Flat 3, 14 Pinewood Road, Branksome Park, Poole**



## Philippa Sole Ltd

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