

PS



3 Branksea Avenue, Poole - BH15 4DW

£725,000

PS



3 Branksea Avenue

This charming detached home has been thoughtfully designed in an upside-down layout, with the main living accommodation positioned on the first floor to fully embrace the natural light and elevated outlook.

- Character family home with driveway, carport and garage
- 500m to family park & beach access
- Sought after road close to Yacht Club, Marina & Waterfront Restaurant
- Just 160m to public slipway to launch kayaks & paddle boards for fun on the water
- Three Bedrooms + Loft Room
- Two Reception Rooms
- Approx 1718 sq.ft.
- Council Tax Band: E £2,933.31
- Freehold



Upstairs, the living spaces feel bright and welcoming, with a comfortable sitting room centred around a feature fireplace and a generous open-plan kitchen and dining area fitted with solid wood cabinetry, ample work surfaces, and integrated appliances. Large windows and access to a balcony enhance the sense of space and connection to the outdoors, creating an ideal setting for both everyday living and entertaining. Also, at this level, there is a shower room, a study area, and stairs to the loft/playroom.

The ground floor offers 3 bedrooms, each well-proportioned and finished in soft, neutral tones. Fitted wardrobes and pleasant garden-facing aspects add to the sense of comfort, while the bathrooms and shower rooms are finished with contemporary tiling, glass enclosures, and modern fixtures.

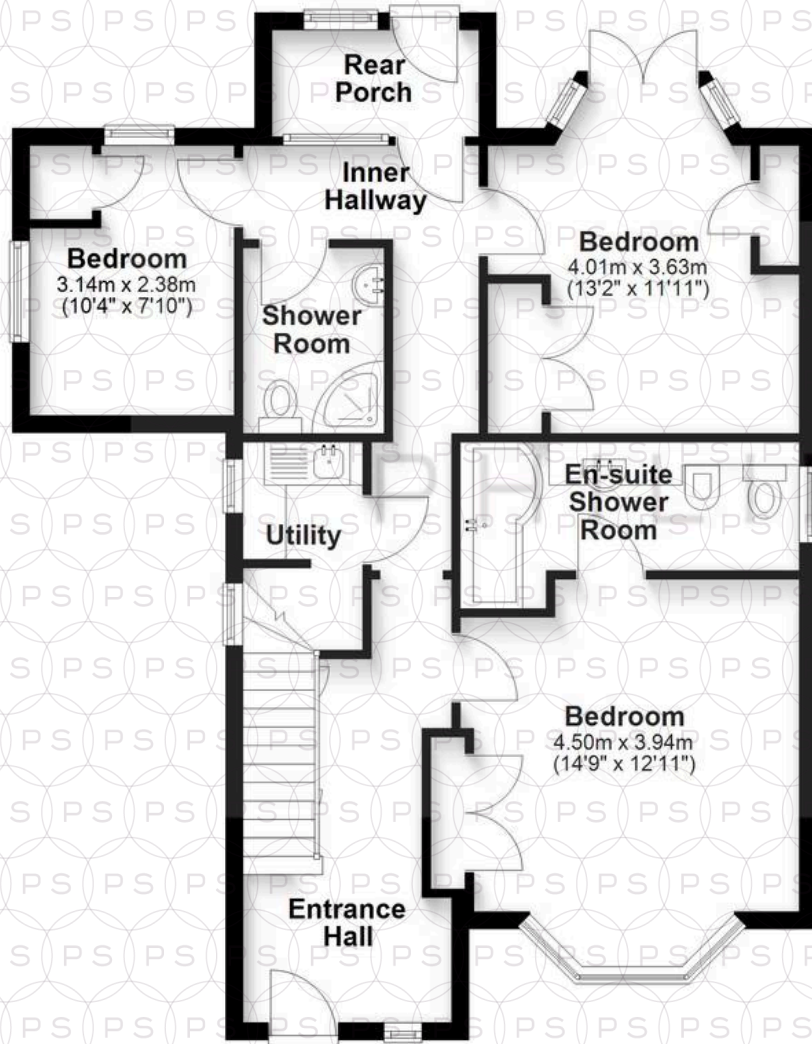
The rear garden is beautifully landscaped, offering a well-kept lawn bordered by mature planting and colourful beds. A patio seating area provides the perfect spot for outdoor dining, while a charming garden room adds versatility.

The Location

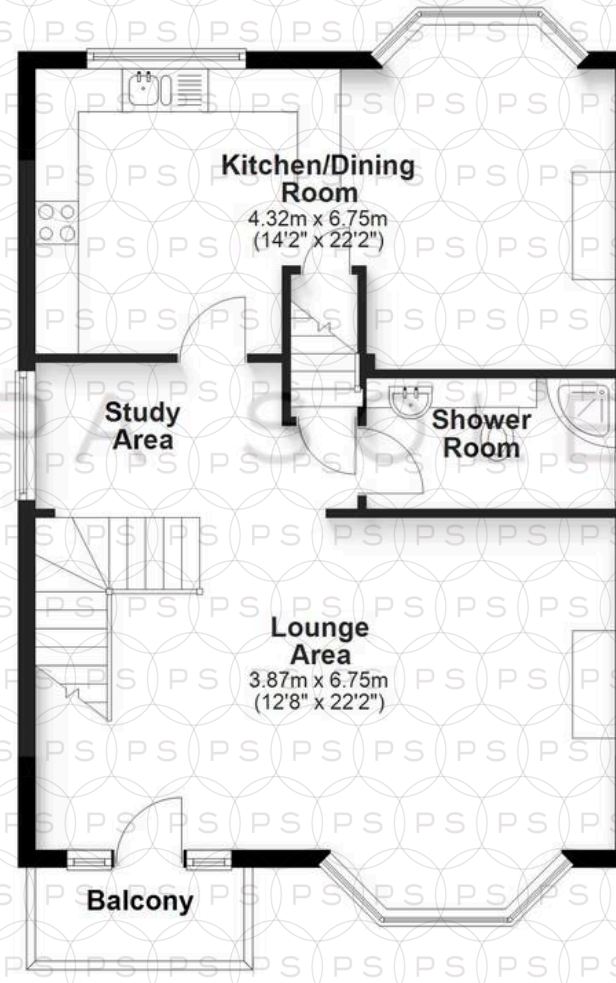
Situated near the water, this home enjoys a sought-after setting close to Hamworthy Park, known for its open green spaces and shoreline walks. Ferry links to France are within easy reach, adding a sense of connectivity and adventure. With the gentle sound of the sea nearby, the location offers a relaxed coastal atmosphere that feels like being on holiday every day.



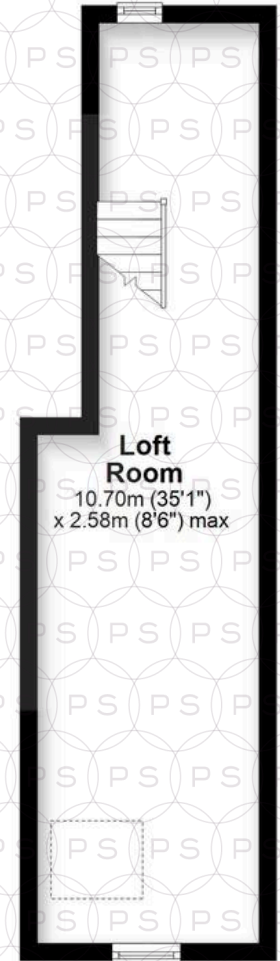
Ground Floor



First Floor



Second Floor



Main area: Approx. 159.6 sq. metres (1718.0 sq. feet)
Plus balconies, approx. 2.9 sq. metres (31.1 sq. feet)

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Plan produced using PlanUp.

3 Branksea Avenue, -



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