

PS

34 Branksome Towers, Branksome Park, Poole - BH13 6JU  
Guide Price £1,395,000

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# 34 Branksome Towers

## Branksome Beach

An exceptional garden apartment in Branksome Chine, enjoying panoramic beach, sea and coastal views and a direct footpath to the beach. Featuring its own private entrance, a generous sun terrace, garage with parking in front and more than 1,500 square foot of internal accommodation, it feels more like a cliff-top bungalow than an apartment.

- Own private entrance (pictured)
- Stunning sea, beach and coastal views
- Immaculately presented with modern contemporary interiors
- Two bedrooms with third bedroom / study / snug
- Two bathrooms, one with separate bath & shower
- Direct access to Branksome Chine beach via private path
- Extended living room footprint, larger than most within the development
- 120 sq.ft. south-west facing sun terrace with electric awning
- Ideal for use as main home or holiday home
- Pets considered with licence
- Holiday lets not permitted
- Total internal area 1,543 sq.ft. plus sun terrace
- Council Tax Band: G £3,999.98 per annum
- Service charge: £4,689.85 per annum
- EPC rating: C
- Share of Freehold



#### ABOUT THIS PROPERTY:

This exceptional garden apartment enjoys the rare advantage of its own private entrance, creating the feel of a cliff-top bungalow rather than a traditional apartment. The welcoming hallway leads to a stunning open plan living / dining space where panoramic sea, beach and coastal views immediately take centre stage. Bifold windows showcase the vista perfectly, seamlessly blending indoor and outdoor living. The contemporary Haus kitchen is beautifully appointed with a range of integrated appliances.

The impressive primary bedroom features fitted wardrobes and a luxurious en-suite with bath and separate shower. Bedroom two also benefits from fitted wardrobes and sea views, whilst a third versatile room, currently used as a TV room, could serve as a study, gym or occasional bedroom. Both of these rooms are served by a separate family bathroom.

#### OUTSIDE:

The principal rooms all enjoy breathtaking coastal views stretching from the Isle of Wight to Old Harry Rocks and the Purbeck Hills beyond. The generous sun terrace provides the perfect setting for al fresco dining and sundowners. This apartment also benefits from a larger floor plan than many others within the development.

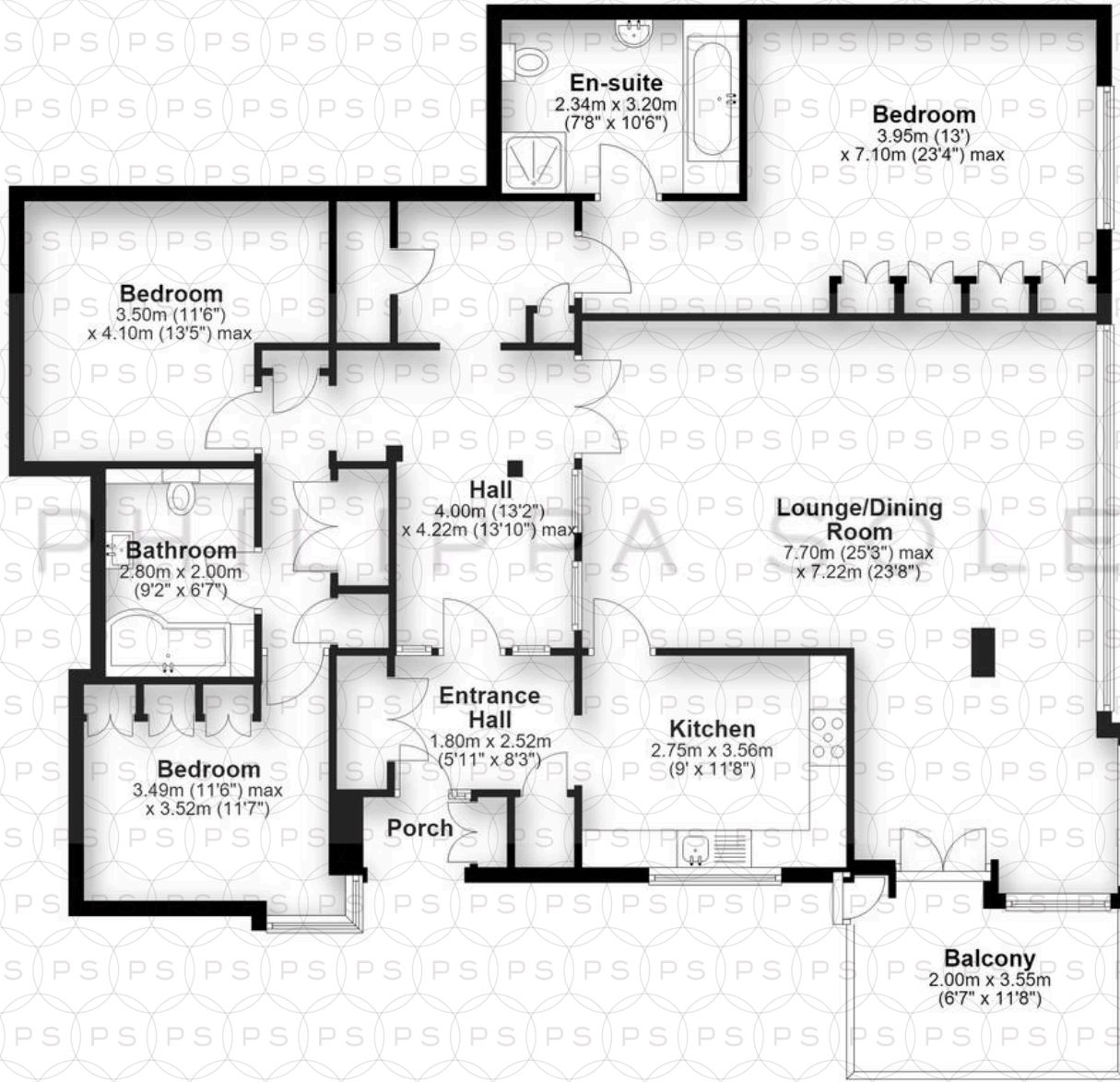
Further features include a single garage, parking for an additional vehicle in front of the garage, visitor parking, shared storage and beautifully maintained communal grounds with private access to the promenade and beach.

#### LOCATION:

Branksome Chine occupies a prime position between Bournemouth and Poole, renowned for its Blue Flag sandy beaches and spectacular coastline. Rockwater Bar & Kitchen sits on the beachfront, while nearby Canford Cliffs Village offers artisan bakery Oxfords, a post office, SuStudio health and wellness café, together with a selection of restaurants, bars and everyday amenities. Branksome railway station provides services to London Waterloo in approx. 2 hours.



**Garden Level**



**Main area: Approx. 143.3 sq. metres (1542.5 sq. feet)**  
Plus balconies, approx. 11.2 sq. metres (120.0 sq. feet)

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