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Flat 3, Cedar House, 2 Pinewood Road, Branksome Park - BH13 6JS
£475,000

PS



Flat 3, Cedar House

2 Pinewood Road, Branksome Park

This duplex maisonette offers a notably different experience from many coastal apartments. Arranged across the first and second floors with its own internal staircase and well separated accommodation, the layout carries more of the feel of a compact house than a conventional flat. The principal living space is bright and sociable, centred around an open plan kitchen, dining and sitting room with broad windows drawing in natural light. Above, the top floor principal suite introduces vaulted ceilings, exposed structural timbers and direct access onto a private sun terrace, creating a quieter retreat removed from the main living accommodation below. Two allocated parking spaces add practical convenience, while the beach, promenade and Westbourne's café culture all sit within easy reach.

- Duplex 2-bed maisonette apartment arranged over first & second floors
- Furniture available by separate negotiation
- Perfectly presented, with no forward chain
- Private south-west facing sun terrace
- Open plan south facing kitchen, dining and living space
- Separate first floor bedroom and ensuite shower room
- Approx. 0.7 miles to the beach & promenade, with a level walk to Westbourne Village
- Newly extended 999-year lease with share of freehold
- Internal Floor Area - 933 sq.ft + sun terrace
- Parking - Two allocated off-street spaces
- One small dog considered under Licence
- Holiday Lets - Not Permitted
- Council Tax Band E: £2,933.31
- Service Charge - £2,040 per annum



ABOUT THIS PROPERTY:

A private entrance hall and internal staircase create an immediate sense of separation from the building itself, giving the maisonette a more self contained air than is often associated with apartment living.

The first floor centres around a generous open plan kitchen, dining and sitting room. Large windows on two aspects bring natural light into the space, while the layout comfortably accommodates both relaxed seating and dining. The kitchen is designed in a contemporary style with a peninsula breakfast bar creating a natural point for informal dining or entertaining. Also on this floor is the second bedroom, positioned separately from the principal suite above and served by a modern bathroom, making the layout well suited to guests, occasional home working or longer term flexibility.

The top floor principal bedroom introduces a distinctly different atmosphere. Angled ceilings, exposed timber detailing and fitted wardrobes create a room with character and privacy, matched by a well appointed ensuite shower room. Doors open directly onto the private sun terrace, offering an elevated outdoor space suited to quieter mornings or late afternoon sun after returning from the beach.

The property also benefits from two allocated parking spaces on the driveway.

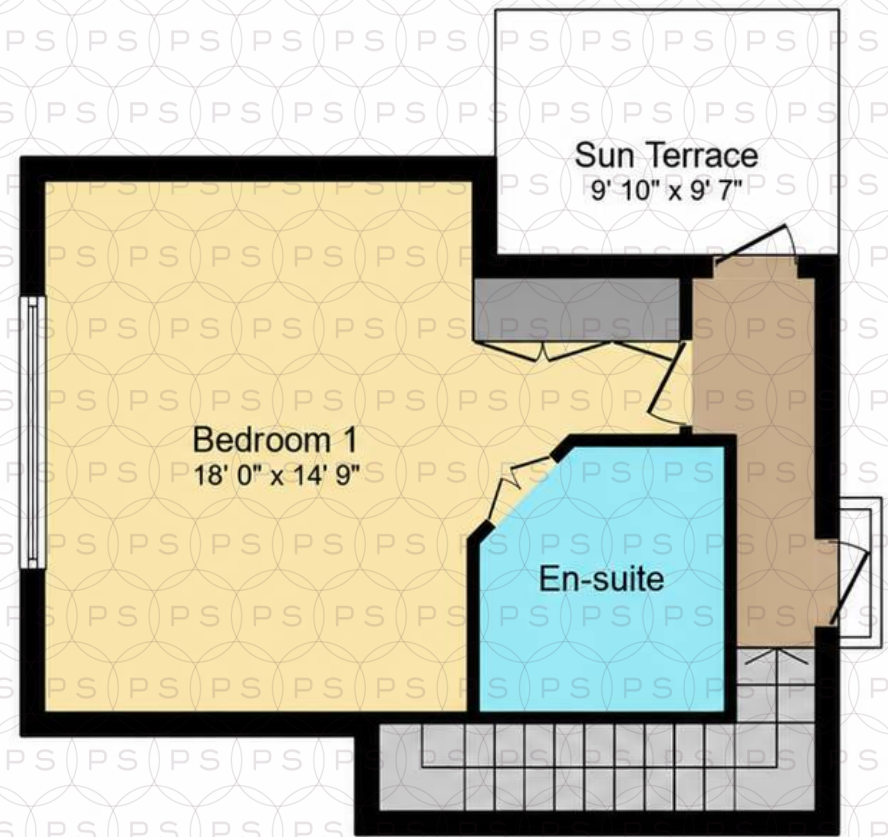
LOCATION:

Cedar House occupies a well regarded residential setting positioned between Westbourne and the coastline, allowing straightforward access to both daily amenities and the beach lifestyle that defines this part of the coast. The promenade and sandy shoreline are nearby and can be reached via a footpath down to Branksome Beach just 350 metres away. Westbourne Village offers a strong mix of independent cafés, restaurants, boutiques and convenience shopping alongside larger retailers including Marks & Spencer Foodhall. Branksome railway station is also nearby with direct services to London Waterloo, making the property equally practical as a main residence, coastal base or managed second home.





First Floor
Floor area 553 sq.ft.



Second Floor
Floor area 380 sq.ft.

Total floor area: 933 sq.ft.



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