



HEARNES

WHERE SERVICE COUNTS

**1 Lakeside Road
Branksome Park, Dorset, BH13 6LR**

Lakeside Road, Branksome Park, Dorset, BH13 6LR

Share of Freehold Price £950,000

Possibly one of the premier locations on the conurbation's coastline, Branksome Grange sits at the bottom of The Avenue with a stunning, bustling view of the sea and beach. It is set just over half a mile from Canford Cliffs Village and just over a mile from Westbourne, with the Branksome Beach Restaurant just opposite and the popular local eatery, The Inn on the Park, just a short walk away. The location is midway between Sandbanks and Bournemouth Town Centre, each being a 2 mile walk along the beachfront.

This is a spacious 3 double bedroom first floor apartment enjoying delightful sea views and benefiting from 2 en suite shower/bathrooms, a double garage, a generous L-shaped lounge/dining room leading to a peaceful sunroom, kitchen/breakfast room and utility room. The impressive entrance hall leads to all principal rooms and there are ample storage cupboards.

Branksome Grange is a well-managed block of just 6 apartments set out over 3 floors served by lifts and security entryphone systems. It is set in very good size landscaped gardens and has a communal parking area adjacent to the 2 rows of double garages, each of which has an additional storeroom. Constructed in 1981 the apartments were set out with space and privacy in mind when land was not at such a premium, thereby providing ideal homes for those wanting to downsize from their family homes. The present owners have lovingly cared for the property over their 13 years of occupation and it is well presented yet offers potential for personalisation.

- 3 Double bedrooms, two with en suite shower/bathrooms
- Truly delightful sea and beach views
- Particularly spacious first floor apartment
- Double garage with storeroom and additional parking
- Passenger lift and security entryphone system
- Share of Freehold
- Double glazing and gas central heating
- Master bedroom, which also benefits from the panoramic views and benefits from a luxury en suite bathroom
- Wonderful lounge/dining room with broad picture windows encompassing the delightful views

Tenure: Leasehold with share of freehold
Maintenance: Approximately £2,000 half yearly
Council Tax: H EPC Rating: C



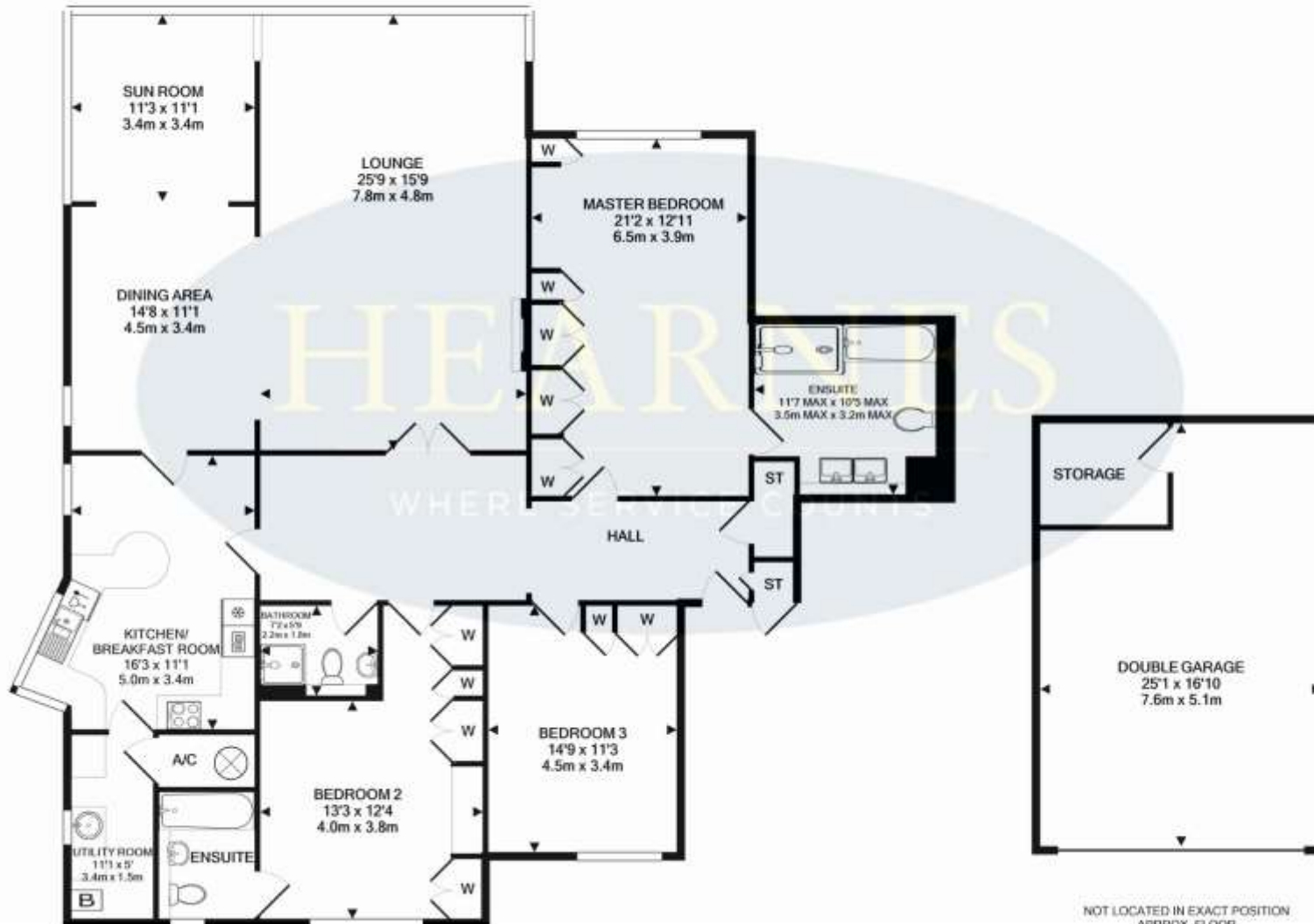
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 2451 SQ.FT. (227.7 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
Made with Metropix ©2019



NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 2028 SQ.FT.
(188.4 SQ.M.)





HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE