



16 Lakeside Road, Poole BH13 6LR
Offers In Excess Of £1,250,000 Freehold





An **EXTREMELY SPACIOUS** four bedroom family home in need of **REFURBISHMENT** or **REVELOPMENT (PLANNING PERMISSION GRANTED)** and just a **2 MINUTE WALK** from the areas **SANDY BEACHES**, in one of Branksome Park's **PREMIER ROADS**. The property is set on a **QUIET PLOT** opposite Branksome Chine.

- **LARGE PLOT**
- **PLANNING PERISSION GRANTED**
- **FOUR BEDROOMS**
- **EXCELLENT LOCATION**
- **WALKING DISTANCE TO BEACH**
- **GARAGE**

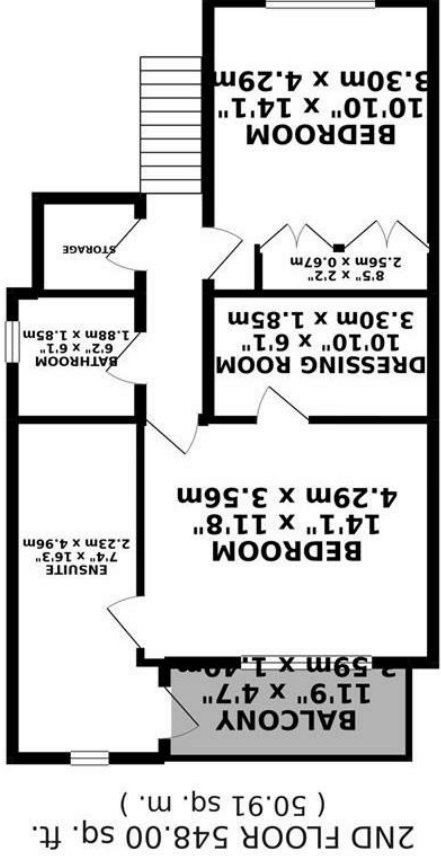
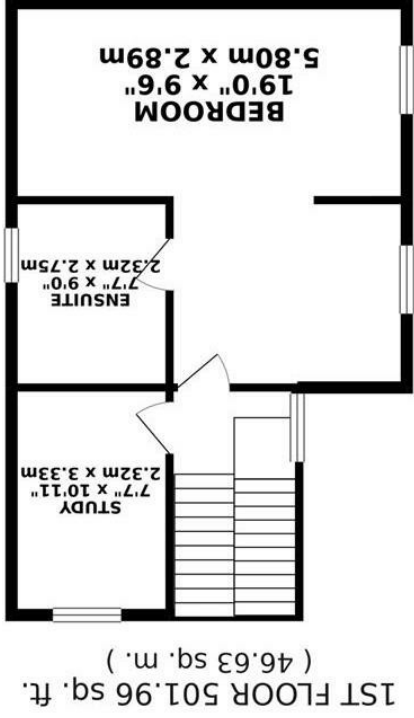
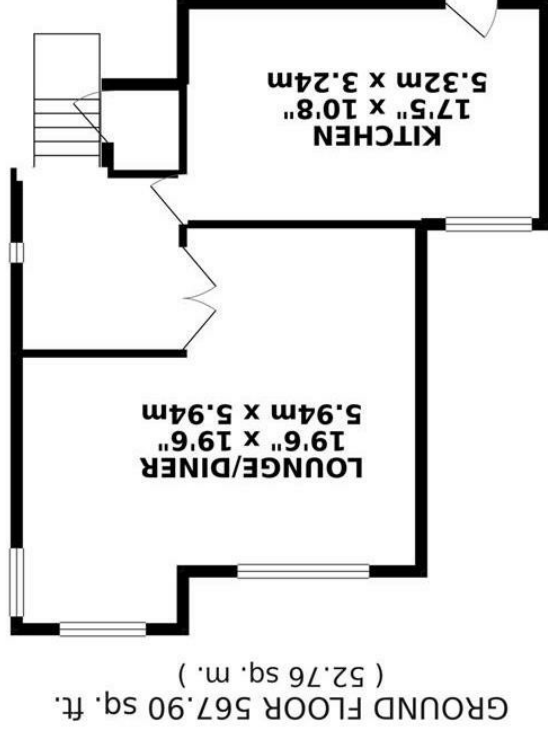
Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistro and restaurants. Set approximately midway between the town centres of Poole and Bournemouth both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland European.

A light, bright and deceptively spacious four bedroom detached home located in the exclusive Branksome Park area. Situated in a quiet road and only a short walk from beach. The property offers spacious living accommodation consisting of a large lounge/dining room kitchen breakfast room with doors out onto the private and sunny rear garden. The property enjoys an elevated position with views over Branksome Chine which is adjacent to the property. Planning permission was granted (see ref APP/22/00603/F) in August 2022 for a stunning brand new and highly contemporary split level super home which extends to circa 5,600 square feet.

This **SOUGHT AFTER** location is ideal either for those seeking a beach side second home or for those wanting a main home on one of the South's most desirable addresses.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 1617.87 sq. ft. (150.30 sq. m.) approx.

All room dimensions given above are approximate measurements
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:
• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
• They do not constitute an offer of contract for sale.
• Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

| Energy Efficiency Rating | |
|---|-------------------------|
| Energy Efficiency - meter reading table | EU Directive 2002/91/EC |
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