



£1,175,000

1 Chatsworth 2 Westminster Road, Poole, BH13 6JR



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****GROUND FLOOR APARTMENT WITH SEA VIEWS**** A LIGHT and BRIGHT GROUND FLOOR APARTMENT boasting THREE DOUBLE BEDROOMS, all of which have EN SUITES. The property is positioned only 100M from BRANKSOME CHINE BEACH and benefits from DIRECT ACCESS from the communal grounds.

- GROUND FLOOR APARTMENT WITH SEA VIEWS
- THREE DOUBLE BEDROOMS WITH EN SUITES
- OUTSIDE TERRACE LEADING ONTO THE COMMUNAL GARDENS
- RECENTLY REFURBISHED
- 100M FROM BRANKSOME CHINE BEACH
- IDEAL LOCK UP AND LEAVE APARTMENT

Local Authority , Tax Band G, Tenure: Share of Freehold



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, bistros 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 Europe

Property Comprises

Chatsworth is a landmark development of just 14 apartments, overlooking the beach at Branksome Chine and sea views across Poole Bay from the Isle of Purbeck to the Isle of Wight. On entering this apartment you are immediately greeted by a







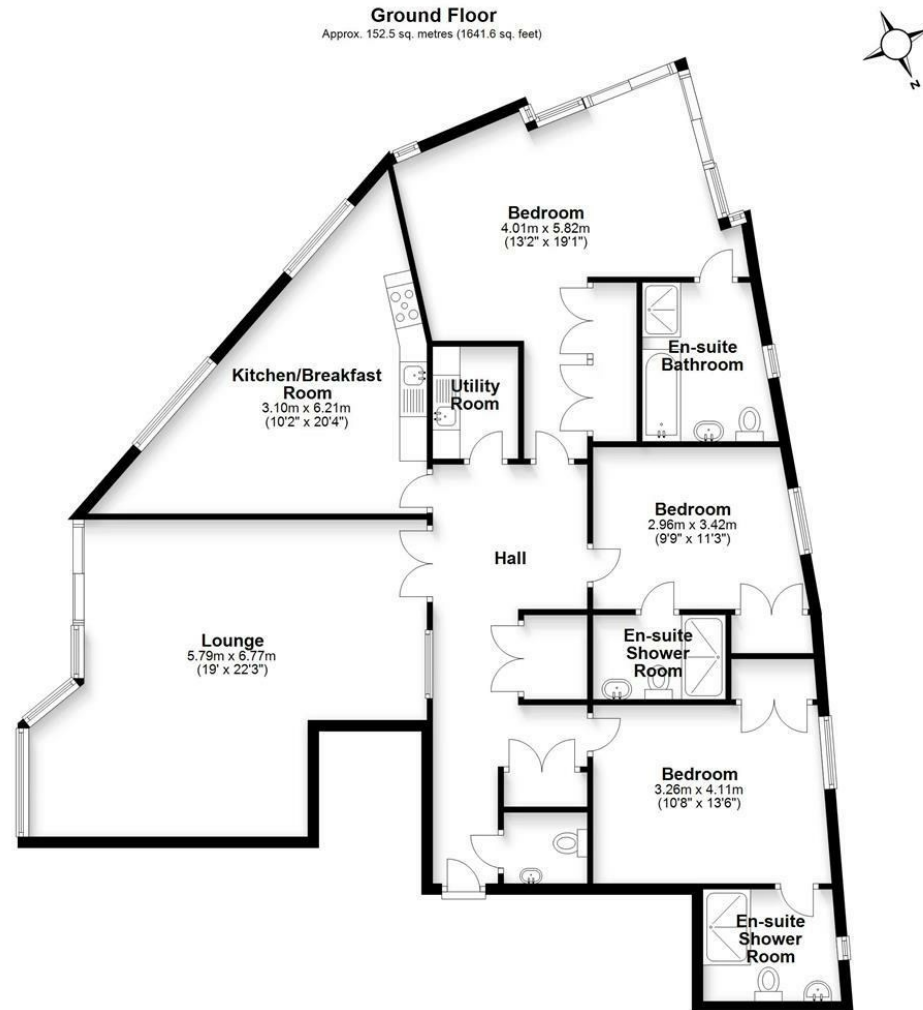
light and spacious entrance hall leading to all principle rooms. The lounge/dining room benefits from sea views and access to a south facing terrace area.

The kitchen/breakfast room has recently been updated and benefits from ample storage space, fitted appliances and a built-in dining area. The property has ample storage cupboards, a separate utility room and W/C. The apartment benefits from three double bedrooms, all of which have their own en-suites. The principle bedroom has an extensive range of fitted wardrobes, access out to a terrace and a fully tiled bath/shower en-suite.

Externally the property benefits from secure underground parking, ample visitors spaces and well manicured communal gardens.

There is a private pathway leading directly from the development which allows access to Branksome Chine Beach.





Total area: approx. 152.5 sq. metres (1641.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

