



Flat 8 Beach Breeze, 38A The Avenue, Branksome Park, Poole BH13 6FG  
£475,000 Share of Freehold





**\*\*IDEAL HOLIDAY HOME\*\* A FIRST FLOOR TWO BEDROOM APARTMENT situated on a SHORT WALK from BRANKSOME CHINE BEACH. The property boasts OPEN PLAN LIVING, PARKING and NO FORWARD CHAIN.**

- FIRST FLOOR APARTMENT
- OPEN PLAN LIVING
- WELL PRESENTED THROUGHOUT
- RECENTLY CONSTRUCTED DEVELOPMENT
- TWO DOUBLE BEDROOMS
- VENDOR SUITED

### **Property Comprises**

This beautifully presented first floor apartment is located in the newly built Beach Breeze development. It features a spacious layout with a bright lounge and a kitchen-diner that opens onto a west-facing balcony, providing views over the communal grounds. The apartment includes two double bedrooms, with the main bedroom offering an en-suite bathroom. Additionally, there is a family bathroom and a spacious entrance hall.

Externally, the property comes with a designated parking space, well-maintained communal grounds, and plenty of visitor parking.

### **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.



