



Flat 8 Beach Breeze, 38A The Avenue, Branksome Park, Poole BH13 6FG
£460,000 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.





Tel: 01202 700771

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 or Surveyor.

- clarification or information.
- Any prospective purchasers 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
- They do not constitute an offer of contract for sale.
- Their accuracy is not guaranteed and neither Key Brummond Estate Agents, nor the vendors accept any liability in respect of their contents.

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

All room dimensions given above are approximate measurements

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