



50 Cerne Abbas 46 The Avenue, Branksome Park, Poole BH13 6HF
Asking Price £725,000 Freehold





A three bedroom end of terrace property situated in the well sought after 'Cerne Abbas' development. The house benefits from a south facing garden and is offered with vacant possession.

- THREE DOUBLE BEDROOMS
- DOUBLE GARAGE
- WELL SOUGHT AFTER DEVELOPMENT
- SOUTH FACING BALCONY
- SHORT DISTANCE TO WESTBOURNE VILLAGE AND THE BEACH
- NO FORWARD CHAIN

Canford Cliffs

Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water-sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property Comprises

A beautifully presented three-bedroom home set within an exclusive private development of Neo-Georgian style properties in the heart of Branksome Park. Tucked away in a tranquil and leafy setting, this immaculate property offers generous proportions and an abundance of natural light throughout.

The high-specification kitchen includes integrated appliances and a spacious dining area, ideal for both everyday living and entertaining. The impressive living room spans the full width of the property, featuring soaring ceilings, floor-to-ceiling windows, and a raised galleried dining area that enhances the sense of space and elegance. From here, doors open onto a large, private sun terrace, which overlooks the mature and beautifully maintained communal gardens.

Upstairs, the property boasts three double bedrooms, including a luxurious principal suite with a large dressing area, extensive built-in wardrobes, and a stylish en-suite bathroom. A well-appointed family bathroom completes the first floor.

Externally, the property benefits from a substantial garage beneath the house, as well as a private driveway providing additional parking.

Service Charge: £455 per quarter. This includes buildings insurance, estate lighting, communal water supply, maintenance of communal grounds and trees, general repairs, and some external decoration.



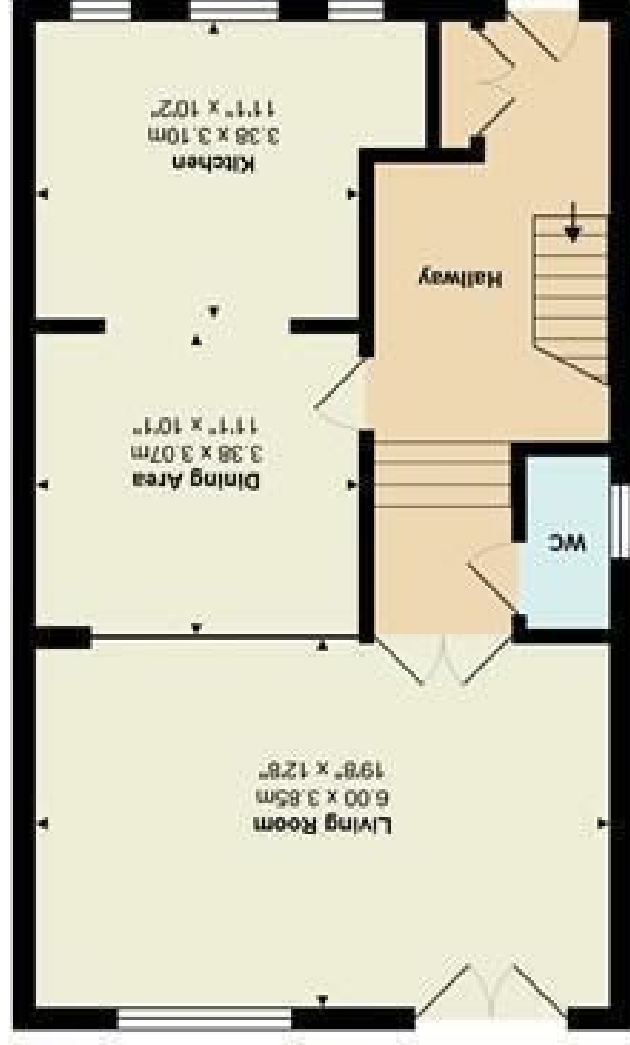


Key Drummond

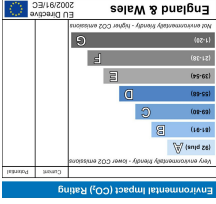
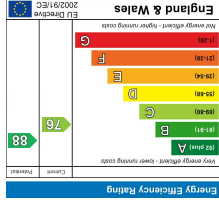
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Total Area: 161.3 m² ... 1736 ft²
All measurements are approximate and for display purposes only



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