



The Beacon 8 Pinewood Road, Branksome Park, Poole BH13 6JS
£500,000 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

Set within an elegant period conversion, this well-proportioned ground floor apartment enjoys a beautiful, tucked away position on the ever-popular Pinewood Road. The property offers approximately 1,099 sq. ft. of accommodation, combining generous room sizes and retains many period features.

The property is serviced by its own front door and offers a spacious lounge which forms the heart of the home, flowing through to a separate dining room, that is ideal for entertaining or relaxed everyday living. There are two large double bedrooms, both with fitted wardrobes, the principal benefitting from its own en-suite, while a further bathroom serves the rest of the apartment. The kitchen is neatly positioned off the hallway with room for a breakfast table, built in appliances and plenty of storage.

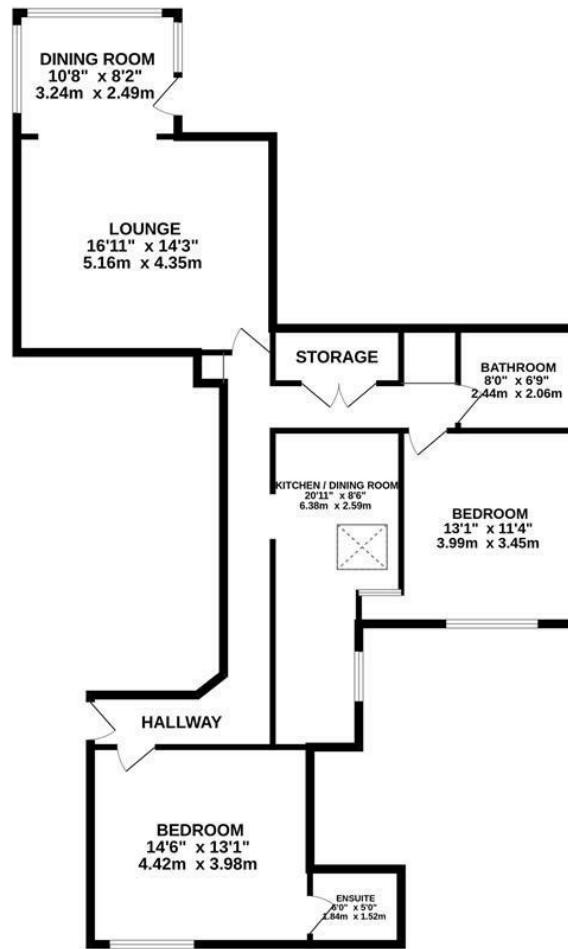
The property is sold with two allocated parking spaces, along with shared use of a communal shed, patio terrace and gardens.

What really sets this home apart is its setting - set 300 meters from the top of Branksome Dene Chine, a quiet, established location with a sense of privacy that is increasingly hard to find, while still remaining convenient for local amenities and transport links.

A solid, characterful apartment in a beautiful position, ideal for buyers seeking space, charm and long-term appeal within a classic converted building.



GROUND FLOOR
1109 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 sq.m.) approx.

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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2005

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 or contract for sale.
- 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 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] A		Very environmentally friendly - lower CO ₂ emissions [92 plus] A	
[81-91] B		[81-91] B	
[70-80] C		[70-80] C	
[55-69] D		[55-69] D	
[39-54] E		[39-54] E	
[21-38] F		[21-38] F	
[1-20] G		[1-20] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] A		Very environmentally friendly - lower CO ₂ emissions [92 plus] A	
[81-91] B		[81-91] B	
[70-80] C		[70-80] C	
[55-69] D		[55-69] D	
[39-54] E		[39-54] E	
[21-38] F		[21-38] F	
[1-20] G		[1-20] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	