



**The Beacon 8 Pinewood Road, Branksome Park, Poole BH13 6JS**  
**£499,950 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.

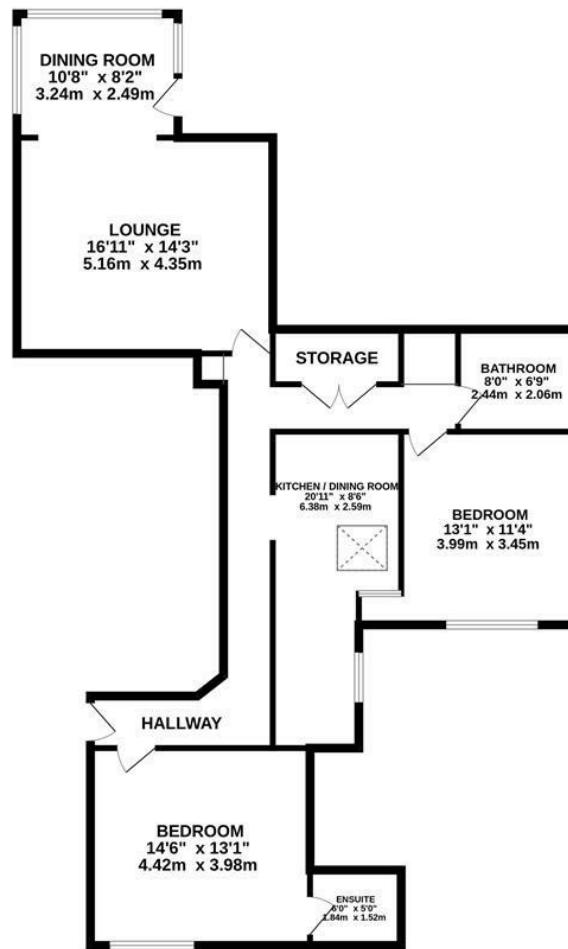
The property is sold with two allocated parking spaces, along with shared use of a communal shed, patio terrace and gardens.

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.  
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All room dimensions given above are approximate measurements

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- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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