



53 Branksea Avenue, Hamworthy, Poole, Dorset, BH15 4DP

Asking Price £1,000,000

- Three Generous Bedrooms
- Stunning Sea & Park Views
- Enormous Potential
- Garages
- Prime Location in Branksea Ave
- All Bedrooms with En-Suite
- Detached Family Home
- Sizeable Garden
- Ample Driveway
- No Forward Chain!

# 53 Branksea Avenue, Poole BH15 4DP

No Forward Chain! We are truly delighted to provide a rare opportunity to acquire a substantial detached family home in one of Poole's most sought after locations, with views over the harbour and enormous potential to make your own!



Council Tax Band: G



## Branksea Avenue

This exceptional residence on Branksea Avenue offers fantastic sea views, spacious living accommodation and endless potential. Situated directly opposite the open green space of Hamworthy Park and enjoying views over the water, this is the first time the property has been offered for sale in over 50 years.

Once an award-winning bed and breakfast, the property has since been reimagined as a generous family home, retaining its charm while offering modern flexibility. The ground floor features a welcoming sitting room, a large dining room with direct access to the garden, a well appointed kitchen with adjoining utility room, shower room, and a versatile study - ideal for a home office or additional living space.

Upstairs, there are three generously proportioned double bedrooms, each with its own en-suite bathroom. Bedroom two benefits from its own little kitchenette and a private balcony, offering a peaceful spot to take in the views. The layout has been thoughtfully designed to make the most of the property's position, ensuring natural light and views are a key feature throughout.

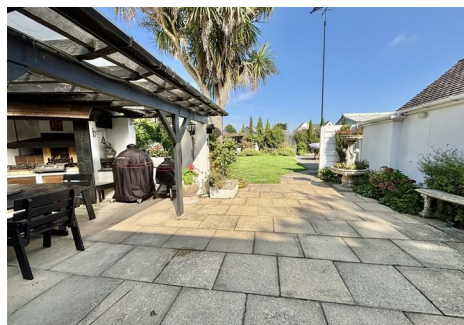
The generous rear garden is perfect for outdoor entertaining or quiet relaxation with direct access to the park if needed and the large driveway offers ample off road parking. With approximately 2,800 sq ft of internal space, the property provides a blank canvas for personalisation or further development, subject to the necessary permissions.

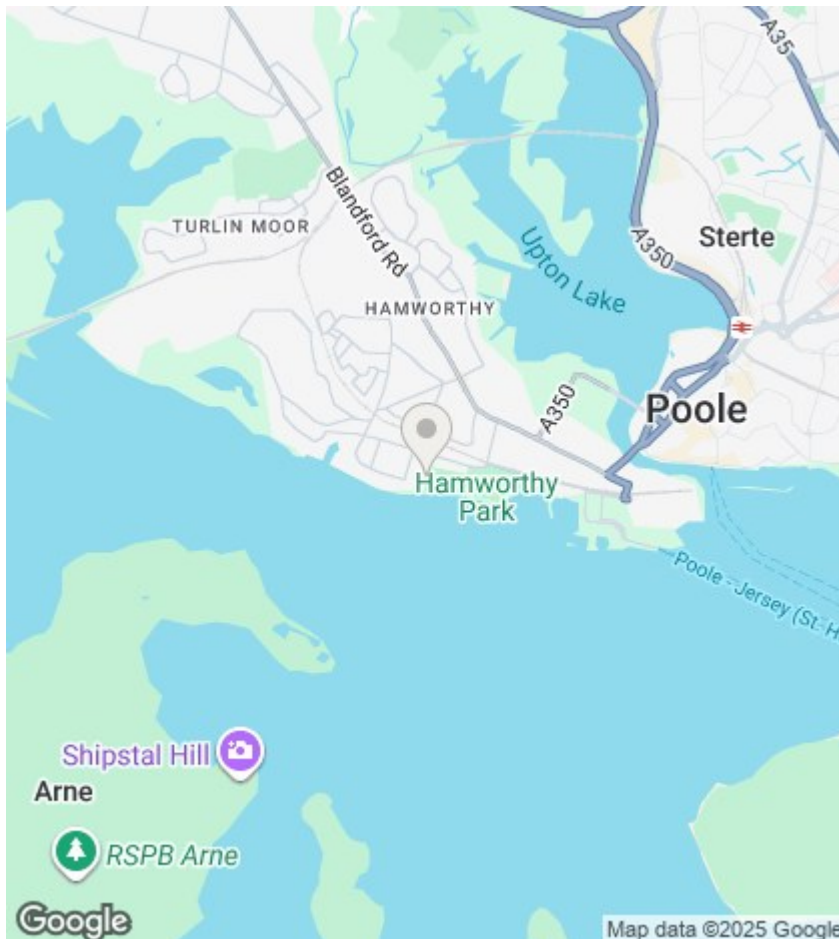
Branksea Avenue is regarded as one of the most desirable roads in the area, offering a tranquil residential setting close to Poole Harbour. The location is well served by local shops, schools, and healthcare facilities, with excellent transport links including nearby Poole Railway Station providing direct routes to Bournemouth and London.

This is a truly unique home with character, scale, and position rarely found on the market. Whether you're looking for a forever family home, a lifestyle retreat by the sea, or a property with scope to enhance and

add value, this exceptional residence offers a compelling opportunity in a prized coastal location.







## Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 73      | 80        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

