

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



LUXURY &
PRESTIGE
Exclusive Properties

Introduction



Please click on the image above to view our short video introduction to this property.

OIRO

£2,000,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

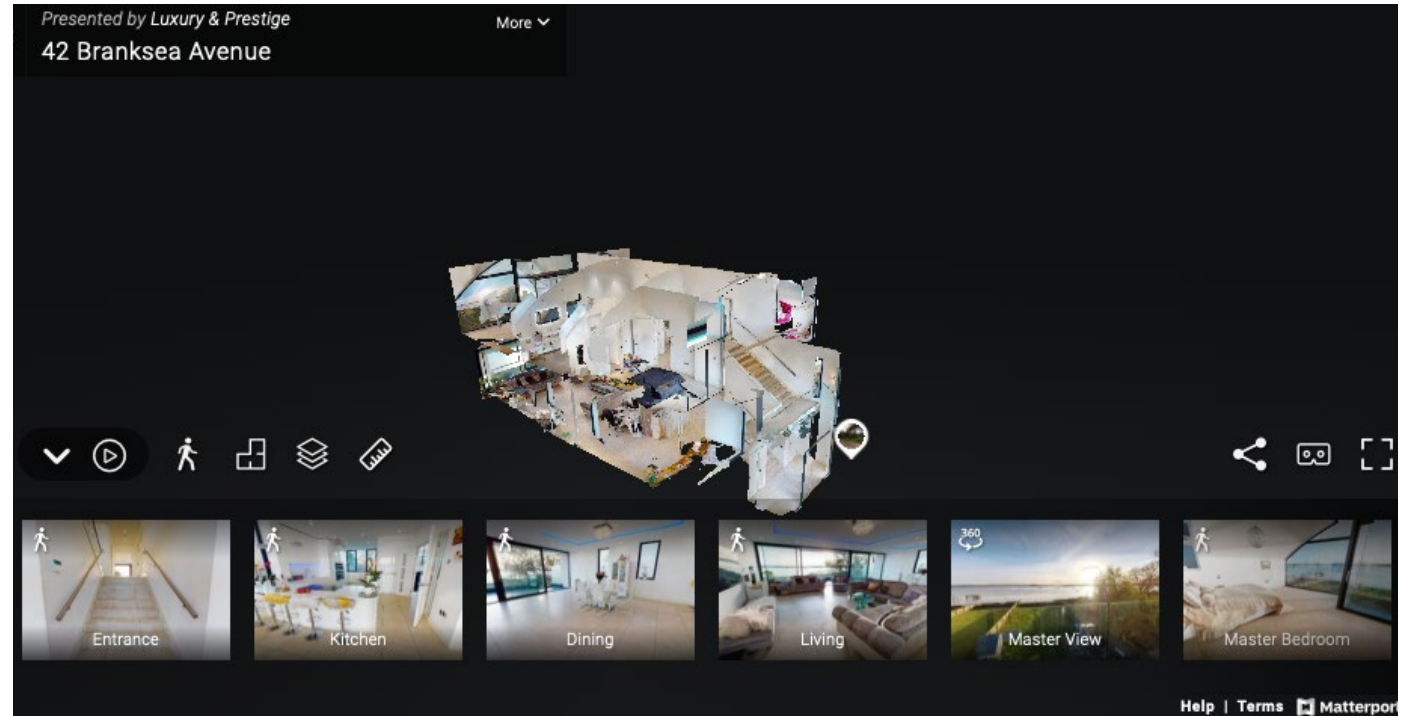
Interactive 3D Tour

Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace.

It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.













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GROSS INTERNAL AREA
FLOOR 1: 1949 sq ft, 181 m²
FLOOR 2: 1805 sq ft, 167 m², FLOOR 3: 1544 sq ft, 143 m²
TOTAL: 5298 sq ft, 491 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Branksea Avenue in Hamworthy is a hidden gem with some truly magnificent waterfront homes tucked away from the hustle and bustle yet just a few minutes from Poole Quay and Old Town Poole.

This striking contemporary architectural home with its graceful curves and mesmerising panoramic views sits on the waters edge and is a perfect choice for watersports enthusiasts. It is a tremendous opportunity for the buyer who swoops to complete the remaining outstanding works, make some touch ups and obtain a Completion Certificate - the last few steps the current owners did not reach.

This modern home comprises some 5,263 square feet of which the ground floor is configured as extensive boat and car storage along with a wet shower room and utility room. The first floor offers open plan lifestyle living against the backdrop of the most beautiful uninterrupted harbour views and a light filled staircase leading to the second floor with a sizeable master suite and three additional double bedrooms each with an en suite bathroom.

Sun terraces span the rear of the first and second floors overlooking the level grassy lawn, the beach and breathtaking vista across the harbour to the distant Purbeck Hills.

- Cash buyer opportunity
- Almost completed home
- Spectacular harbour views
- Waterfront property
- Direct harbour access
- Contemporary architecture
- Luxuriously appointed
- Touch ups needed
- Car and boat storage
- Peaceful location

Guide Price: OIRO £2,000,000

Tenure: Freehold

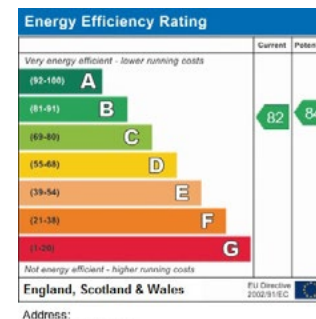
Stamp Duty: Main Home £138,750*
Additional Home £198,750*
(*based on guide price)

Lease Length: N/A

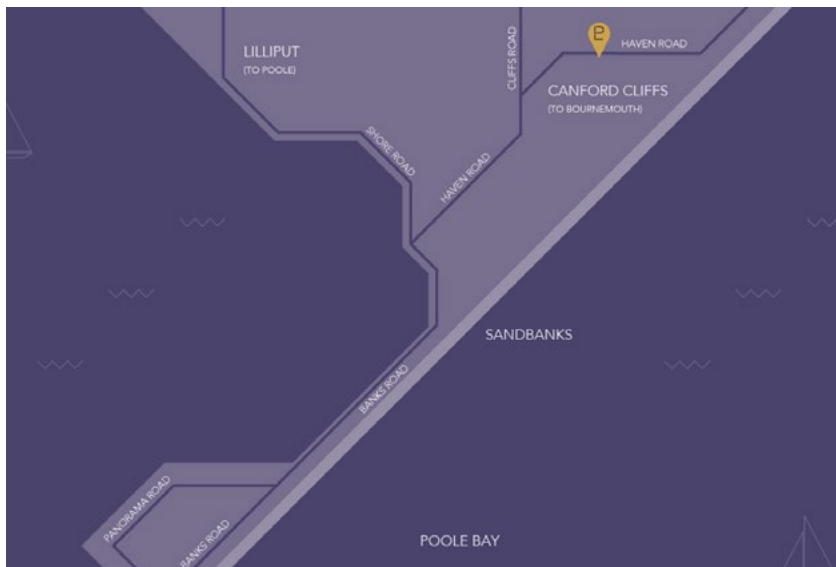
Maintenance: N/A

Council Tax: Band H
(2020/2021 £3,631.78)

Energy Performance Certificate:



Get in Touch....



IN PERSON:

We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.

BY PHONE:

01202 007373

BY EMAIL:

info@luxuryandprestige.co.uk

PROPERTY REF:

0488



IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

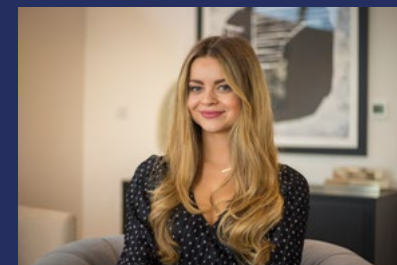


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