

57 Branksome Towers

Branksome Park

Poole, Dorset

BH13 6JU



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Price Guide £1,470,000

The Branksome Towers development is situated only moments away from the day to day amenities of Canford Cliffs and Westbourne villages which include a great selection of bistros, gastro pubs, coffee shops and more.

Summary of Accommodation

Huge potential to modernise throughout

Direct private access to Blue Flag beaches at Branksome Chine and more

3/4 spacious double bedrooms

2 en-suites and family bathroom

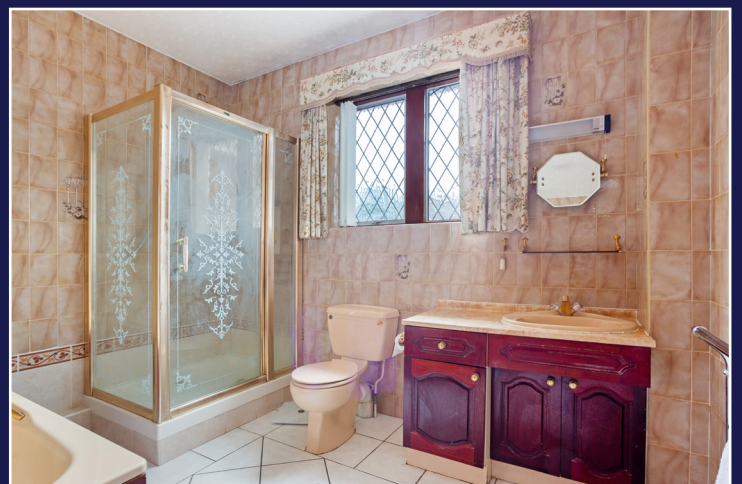
Exceptional location on the cliff top

Triple integral garage • Parking for several vehicles

Private and landscaped garden

Offered for sale for the first time in just under 40 years with no forward chain, this imposing detached family home would benefit from some cosmetic upgrades throughout offering huge potential for the new owner to put their own stamp on it.

Within the perfectly manicured grounds of this private estate and for the sole use of Branksome Towers residents, there is a private pine tree lined path, which leads down the cliff to the promenade and the award-winning Blue Flag golden sandy beach at Branksome Chine.





The ground floor comprises of two generous reception rooms, one of which could be utilised as a fourth bedroom if required and the other ideal for use as another entertainment/games room. There is also a WC and utility room on this level.

Upstairs, beautiful sea glimpses are enjoyed from all principal rooms including the large main bedroom with en-suite. There are a further two double bedrooms and another en-suite as well as a family bathroom and a handy walk-in cupboard.

There is a good-sized kitchen that is separate to the impressive living/dining room which has an original Minster stone fireplace with access through to the spacious conservatory with doors that lead to steps down to the manicured lawn, sun terrace and plant room.



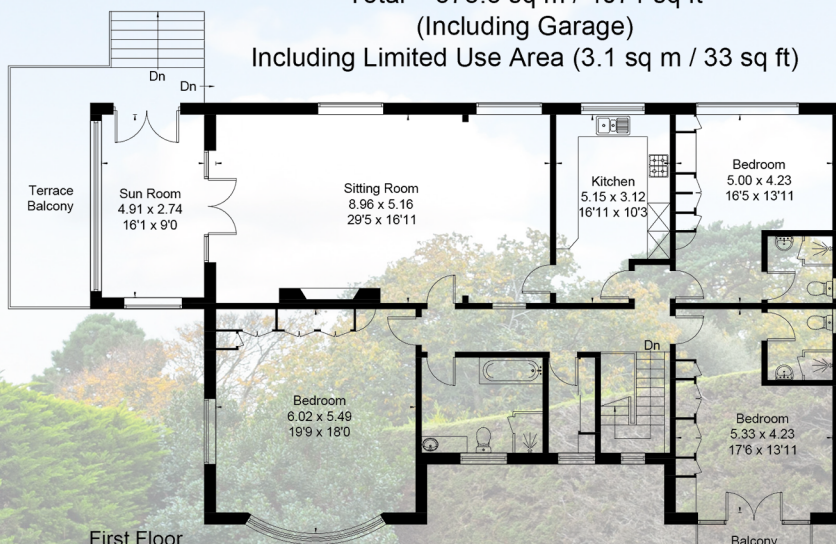
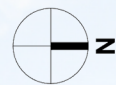
Externally, the property offers a private mature garden that is enclosed by a fence and hedge that acts as a privacy border for the property along with beautiful shrubs making the garden a peaceful place to relax and soak up the sun.

A driveway offers plenty of parking and leads to the integral wrap around triple garage with electric door.

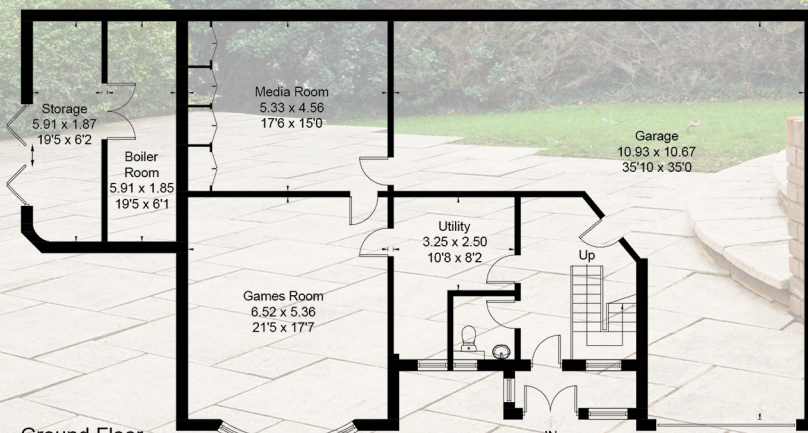
Extending to just over 4,000sqft, the property is offered for sale with no forward chain and should be viewed to be fully appreciated.

Approximate Area = 355.4 sq m / 3825 sq ft
Storage / Boiler Room = 22.9 sq m / 246 sq ft
Total = 378.3 sq m / 4071 sq ft
(Including Garage)

Including Limited Use Area (3.1 sq m / 33 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Lloyds Property Group

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VIEWING ARRANGEMENTS

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Illustration for identification purposes only, measurements are approximate, not to scale