

17 Chalbury
34 The Avenue
Branksome Park, Poole, Dorset
BH13 6EH



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Offers in excess of £900,000

A lift and stairs provide access to this fabulous top (5th floor) 1,666 sq ft penthouse apartment presented for sale in pristine condition and decorated in neutral tones throughout. Chalbury is a wonderfully located modern development situated within the exclusive residential area of

Branksome Park.

Summary of Accommodation

Stunning penthouse apartment

3 bedrooms, 2 bathrooms

Super size living room

Stylish kitchen/diner

Choice of 3 sun terraces with tree top views

Double garage

Golden sandy beach nearby

Recently replaced boiler





Chalbury was built by the highly regarded Whitelock Group in a much sought-after area close to the affluent area of Canford Cliffs. The award-winning golden sandy beach at Branksome Chine is no more than half a mile away, while Westbourne, with its amazing array of boutique shops, coffee bars and brasseries is a level walk away.

The welcoming entrance hall provides access into the light, bright and spacious apartment with 3 double bedrooms, one currently used as an office. The apartment boasts underfloor heating throughout.

Bedrooms 1 & 2 come with plenty of fitted wardrobes and the main bedroom has its own en-suite shower room. A separate bathroom with in-bath shower serves bedrooms 2 and 3, both of which have access to one of the three sun terraces.

The triple-aspect living/dining room is large yet cosy with access to the largest of the sun terraces.

The stylish kitchen/diner features a central island with quartz worktops, an extensive range of units and integrated appliances as well as leading to another terrace, a perfect place to enjoy breakfast or lunch on a summers day.

Additionally, a large double garage with electrically operated door is conveyed with this penthouse and there is plenty of surface parking spaces available for guests. The expertly maintained landscaped gardens feature attractive planted borders and a level lawned area.

There is no chain attached to the sale of this property and viewing is highly recommended for those who are downsizing from a house but still require outside space or those looking for a luxurious lock up and leave holiday home. Pets and holiday lets are not permitted



Total Area: 154.8 m² ... 1666 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

17 Chalbury

LOCATION

BH13 6EH

TOTAL FLOOR AREA

1666.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3554 JA

Monday - Friday 09:00 - 18:00

Saturday 10:00 - 16:00

Sunday By appointment only

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