

PRIME COASTAL PROPERTY

BY LOLA MAY



- Spacious two double bedroom second-floor apartment with garage and visitor parking
- Share of Freehold
- Lounge with balcony and dining room connected to a separate kitchen.
- Family bathroom equipped with a bath and hand shower.
- Located on the popular tree-lined Avenue in Branksome Park.
- Conveniently located approximately 0.5 miles to Westbourne with shops, cafes and more.
- Two light and airy double bedrooms, one with an en-suite shower room.
- Close to sandy beaches, Poole Harbour, and local transport links.

LINGFIELD GRANGE, 9 THE AVENUE

POOLE BH13

GUIDE PRICE £299,950

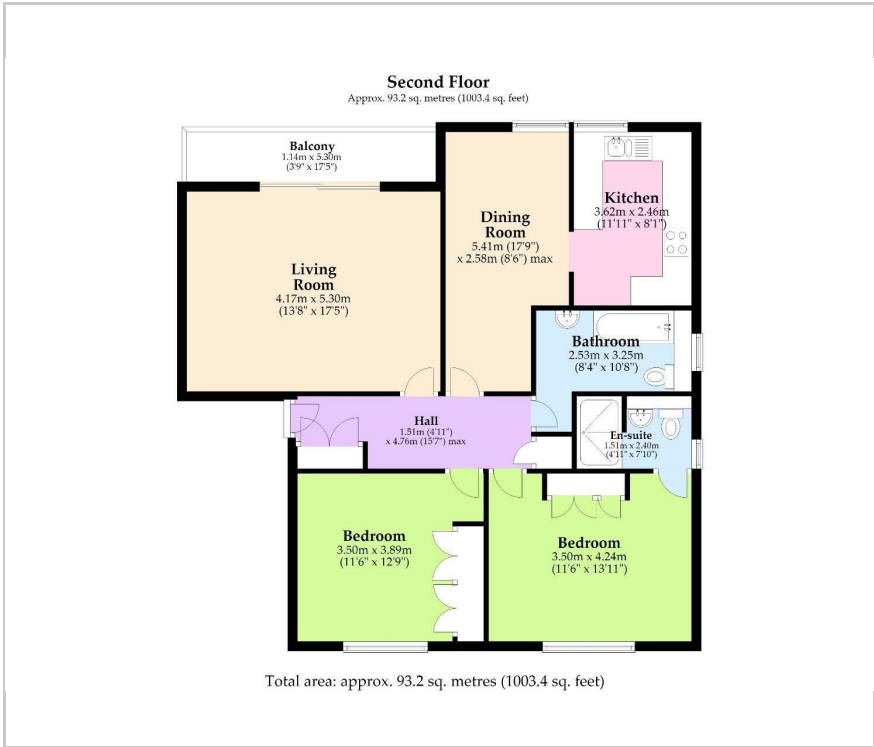
Accommodation

A very spacious two double bedroom second-floor apartment located on the popular tree lined Avenue in Branksome Park. Upon entering the property you are welcomed by a spacious hallway leading you into the lounge area which offers a balcony looking onto the communal gardens. Adjacent to the lounge is the dining room which connects to the separate kitchen. On the opposite side of the hallway are the two light and airy double bedrooms one of which has an en-suite shower room. The home also offers a family bathroom equipped with a bath and hand shower. Externally this property comes with a garage and offers visitor parking.

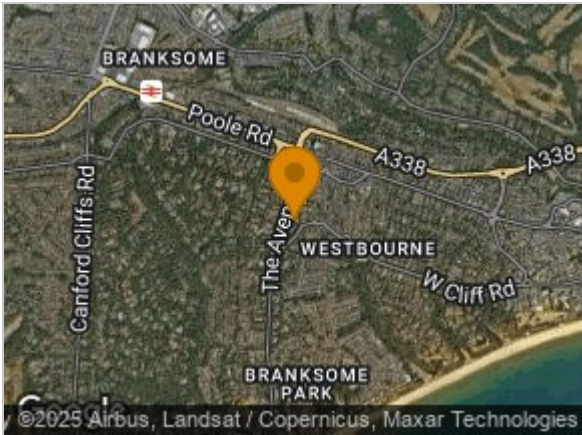
Location & Lifestyle

The property is set close to local shopping amenities in Westbourne and Bournemouth town centre. Westbourne high street is under a 10 minute stroll away which offers an M&S food store, beauty salons, an array of boutique shops, restaurants, cafe's and more! The sandy shores of Branksome Dene and Branksome Chine lie a mile away; from this point, you can reach the stunning coastline stretching from Hengistbury Head to Sandbanks Peninsula. The renowned Poole Harbour, favoured by watersport lovers, is just a short drive away. Local bus services to nearby areas can be found on The Avenue, while the closest train station is Branksome (0.9 miles), offering a direct route to London, Waterloo. This fantastic location offers brilliant transport links to popular locations in the area as well as further afield.

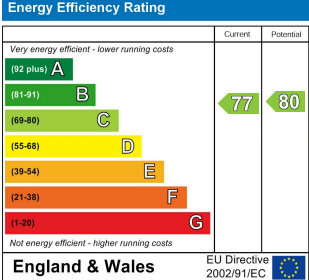
FLOOR PLAN



AREA MAP



ENERGY EFFICIENCY



VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

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