

PS

Flat 6, The Everglades, 8a Lindsay Road, Branksome Park, Poole BH13 6AR  
In Excess of £385,000







## Flat 6, The Everglades

The Everglades feels like one of a kind, nestled among the trees, creating the enchanting feeling of being in a treehouse. Accessed via a secure entry phone system, this beautifully presented apartment is located on the first floor of an exceptionally well maintained development, with both stairs and a lift servicing all floors.

Step inside and you'll immediately appreciate the owner's impeccable eye for design. The interior embraces a minimal Scandinavian aesthetic, uncluttered yet warmly inviting, offering a calming and contemporary living environment.

- Stylish first floor apartment with balcony and parking
- Small exclusive development
- 2 bedroom apartment
- Exceptional presentation
- Close to all transport links, making this perfect for the commuter
- Perfect as a main or second home
- The village of Westbourne approximately 1 mile
- Positioned on beautifully maintained landscaped grounds
- stairs and lift to all floors
- Sandy bathing beaches less than 2 miles
- Share of Freehold
- Service Charge £2,481 pa
- Council Tax D £2,254.94 pa





At the heart of the home is a light-filled kitchen, including a dining room, and day room that flows seamlessly onto a west-facing balcony, ideal for enjoying the afternoon sun. The modern kitchen is fitted with a comprehensive range of units and integrated appliances, perfect for both daily living and entertaining. The principal bedroom features fitted wardrobes and a sleek en-suite shower room, while the second bedroom is served by a stylish family bathroom.

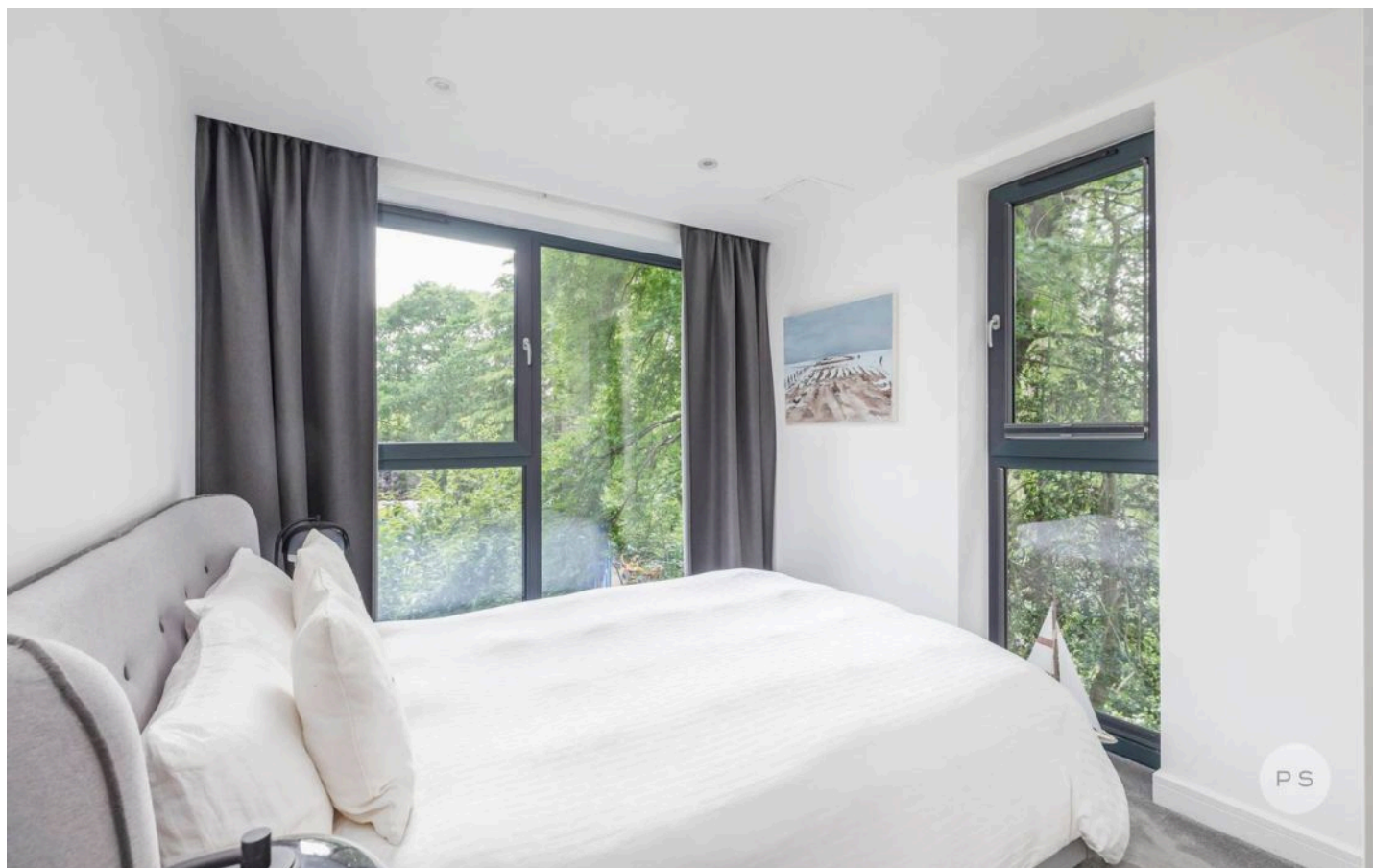
Externally, the apartment benefits from an allocated parking space, a secure bike store, and visitor parking within the landscaped grounds.

### Location

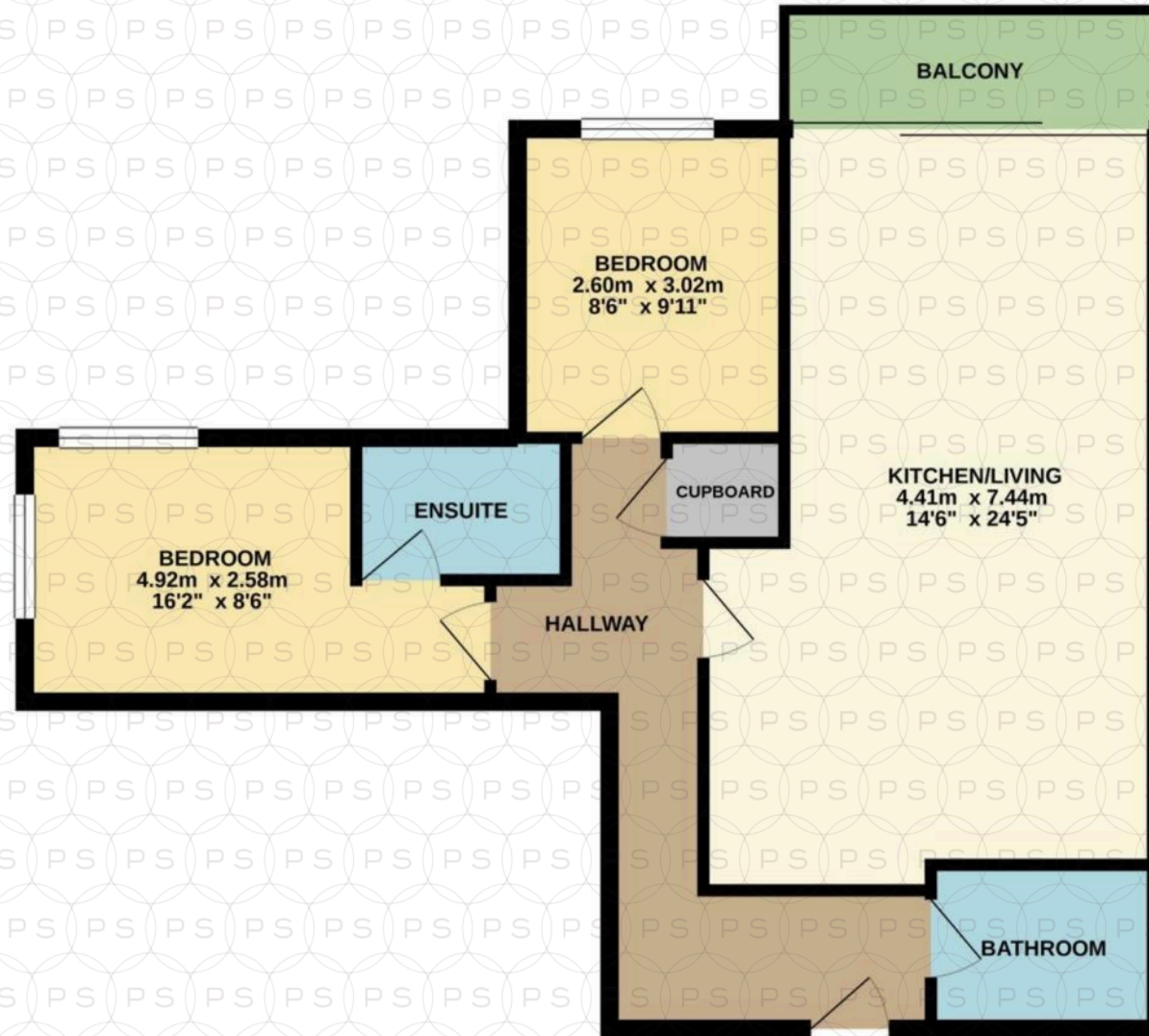
Prime coastal location with excellent connectivity. Perfectly situated between the vibrant hubs of Westbourne and Penn Hill, this apartment offers the best of coastal and urban living. Just a short stroll away, Westbourne Village boasts an eclectic mix of independent boutiques, artisan coffee shops, stylish restaurants, and everyday conveniences—making it a favourite for both locals and visitors alike. In the opposite direction, Penn Hill presents a charming selection of eateries, wine bars, and delicatessens, adding to the area's social appeal.

For commuters and travelers, Branksome Railway Station is nearby (5 minutes away on foot), while Bournemouth Station is reachable within 10–15 minutes. Both offer direct services to London Waterloo in approximately 2 hours, providing excellent access to the capital. Travel connections extend further with Bournemouth International Airport just under 8 miles away - ideal for European city breaks or business travel.

For leisure and marine enthusiasts, the property is conveniently located close to Parkstone and Poole marinas, offering a gateway to some of the UK's most beautiful sailing waters. The stunning beaches of Sandbanks and Canford Cliffs are also within easy reach, perfect for weekend relaxation or coastal walks.



# FIRST FLOOR 64.2 sq.m. (691 sq.ft.) approx.



TOTAL FLOOR AREA: 64.2 sq.m. (691 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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