



- Stunning Georgian Style Development
- Four Bedroom Town House
- No Forward Chain
- Bright, Generous Lounge & Dining Room With Balcony

Lyndsay Road, Branksome Park, Poole, Dorset BH13 6BQ

£475,000

An attractive Georgian-style three-storey, four bedroom townhouse with no chain * Ideally situated within the highly desirable Holly Lodge development * Easy access to Westbourne Village shops and boutiques, rail & road links, local supermarkets and nearby sandy beach at Branksome Chine.



Property Description

We are delighted to present this attractive Georgian-style three-storey, four bedroom townhouse. The home is ideally situated within the highly desirable Holly Lodge development in Branksome Park; offering easy access to Westbourne Village shops and boutiques, local rail and road transport links, local supermarkets and the sandy beach at Branksome Chine.

The spacious accommodation includes:

Ground floor bedroom four, with separate ground floor shower room & wc

A bright and generous lounge/dining room with balcony

An open-plan kitchen/breakfast room

Four bedrooms

En-suite bathroom to the principal bedroom

Family bathroom

Further benefits include UPVC double glazing, gas central heating, a utility room, an integral garage, a patio garden area with access out to the beautifully maintained communal gardens. The property also offers a driveway providing off-road parking, plus additional visitors' parking areas.

This well-positioned home offers great potential, requires some updating, and would make an excellent purchase for buyers seeking a quality property in a prime location. Offered with no forward chain.





house&son



house&son

ENTRANCE HALL

23' 3" x 6' 0" (7.09m x 1.83m) to 3' 5" (1.04m)

STUDY / GF BEDROOM 4

11' 1" x 7' 10" (irregular shape room) (3.38m x 2.39m)

UTILITY

7' 7" x 6' 5" (2.31m x 1.96m)

GF SHOWER ROOM & WC

7' 9" x 5' 3" (2.36m x 1.6m)

FIRST FLOOR LANDING

11' 1" x 6' 6" (3.38m x 1.98m)

LOUNGE

14' 5" (4.39m) to 11' 10" (3.61m) x 13' 4" (4.06m)

DINING AREA

11' 8" x 10' 0" (3.56m x 3.05m) to 8' 0" (2.44m)

KITCHEN/BREAKFAST ROOM

18' 0" x 7' 9" (5.49m x 2.36m) to 8' 3" (2.51m)

SECOND FLOOR LANDING

9' 5" x 6' 5" (2.87m x 1.96m) plus 4' 2" x 2' 9" (1.27m x 0.84m).

BEDROOM ONE

14' 0" to 10' 2" (4.27m to 3.1m) x 13' 9" (4.19m)

EN-SUITE BATHROOM

7' 8" x 7' 0" (2.34m x 2.13m)

BEDROOM TWO

11' 2" x 9' 8" (3.4m x 2.95m) to 9' 4" (2.84m) (irregular shape room)

FAMILY BATHROOM

7' 0" x 5' 9" (2.13m x 1.75m)



house&son



house&son



house&son



house&son

BEDROOM THREE

10' 0" at door to 7' 9" (3.05m to 2.36m) x 6' 6" (1.98m)

DRIVEWAY & INTEGRAL GARAGE

PATIO GARDEN

COMMUNAL GARDEN

LOCAL INFORMATION

Holly Lodge is a select development of Georgian style mews homes modelled on the famous Royal Bath Circle. Superbly located, just a short walk of Westbourne Village with its cosmopolitan vibe. There you can enjoy an eclectic mix of café bars, restaurants and boutique shops together with the usual high street names such as Iceland and Marks and Spencer food hall. There are also fantastic transport links, with nearby bus stops, the National Express coach stop and mainline railway station to London and beyond and the A31 road link to the motorway. The famous seven miles of golden sand beaches, perfect for a paddle boarding session or a refreshing dip, are also close by at Branksome Chine.

TENURE & CHARGES

Long Leasehold with Share of Freehold - 999 year Lease from 1982
Council Tax Band F (Current charge £3271 for 2025/26)
EPC - Rating D
Maintenance Charge - Please note that there is an annual charge to maintain the common areas and communal gardens.
£ TBC

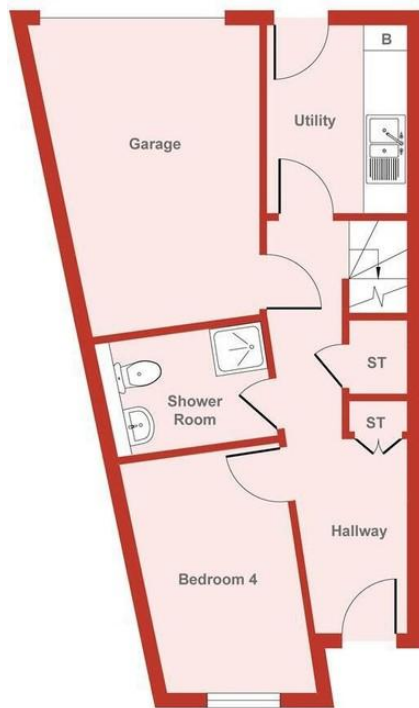
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

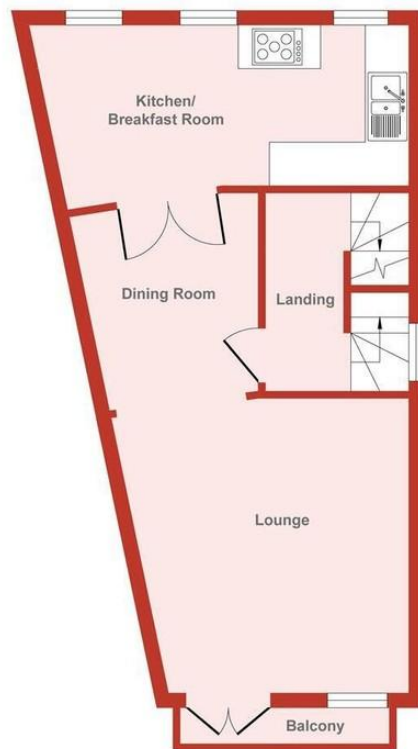
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



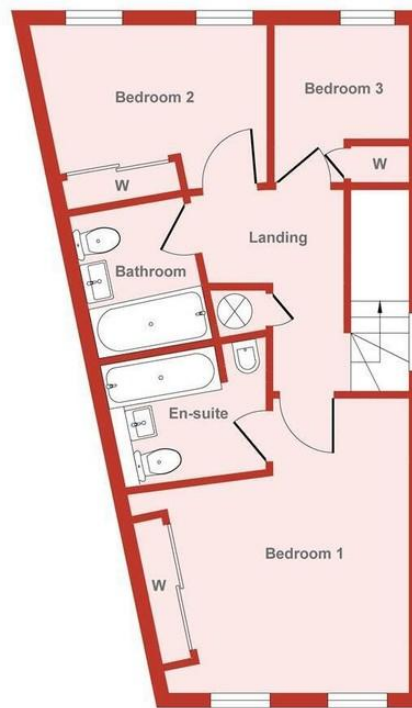


Ground Floor



First Floor

Produced by Elements Property



Second Floor

Lansdowne House, Christchurch
Road, Bournemouth, BH1 3JW

www.houseandson.net
01202 242000
sales@houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements