



Flat 3 Pinebeach Court

Beach Road | Branksome Park | Poole | BH13 7BX

£425,000

B E E Z U M S

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- **200M FROM BEACH**
- **EXTREMELY WELL PRESENTED**
- **OWN PRIVATE ENTRANCE**
- **FIRST FLOOR**
- **3 DOUBLE BEDROOMS**
- **LARGE RECEPTION ROOM**
- **GARAGE**
- **NO FORWARD CHAIN**



A spacious and bright THREE DOUBLE BEDROOM apartment in a fantastic location CLOSE TO THE BEACH.

The apartment presents beautifully throughout and is set in a desirable location, just moments from the beach at Branksome Chine, whilst being within a short walk of the shops and amenities of Canford Cliffs Village.





Located just 200 metres from the award-winning sandy shores of Branksome, Apartment 3 is situated on the first floor and benefits its own private entrance. The entrance hall provide access to all rooms and includes handy built-in cupboard storage.

Internally, this well presented coastal home is tastefully decorated throughout. The bright and spacious layout offers three comfortable double bedrooms, modern family bathroom, separate WC, alongside an impressive living and dining room. There is a separate fully fitted kitchen/breakfast room equipped with a traditional larder, as well as an enclosed south facing sunroom that creates an additional, peaceful spot to unwind.

Outside, the property is set in attractive and maintained communal grounds and includes a separate allocated garage. Visitors can make use of the generous off street parking area.

The superb position of the apartment offers the best of both worlds, the convenience of a Canford Cliffs location with all its amenities and award winning beaches just moments away.

Suited to those downsizing or those looking for an impressive beach side holiday home.



Canford Cliffs is an affluent coastal village known for its elevated position above Poole Bay and its distinctive sylvan setting. Characterised by quiet, tree-lined avenues and high-value architecture, the area offers a sophisticated retreat within easy reach of both Poole and Bournemouth.

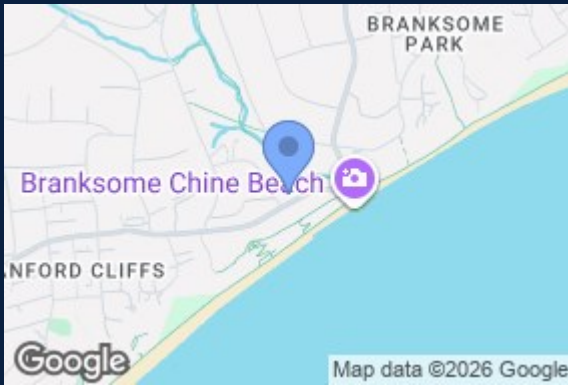
The village high street serves as a social and commercial hub, featuring a selection of independent boutiques, upscale hair and beauty salons, and well regarded bistros and wine bars. A key draw of the area is its direct access to award winning Blue Flag beaches via the scenic Canford Cliffs Chine.

For leisure, the village is bordered by the championship Parkstone Golf Club and is a short distance from the premium dining and boating facilities of Sandbanks.

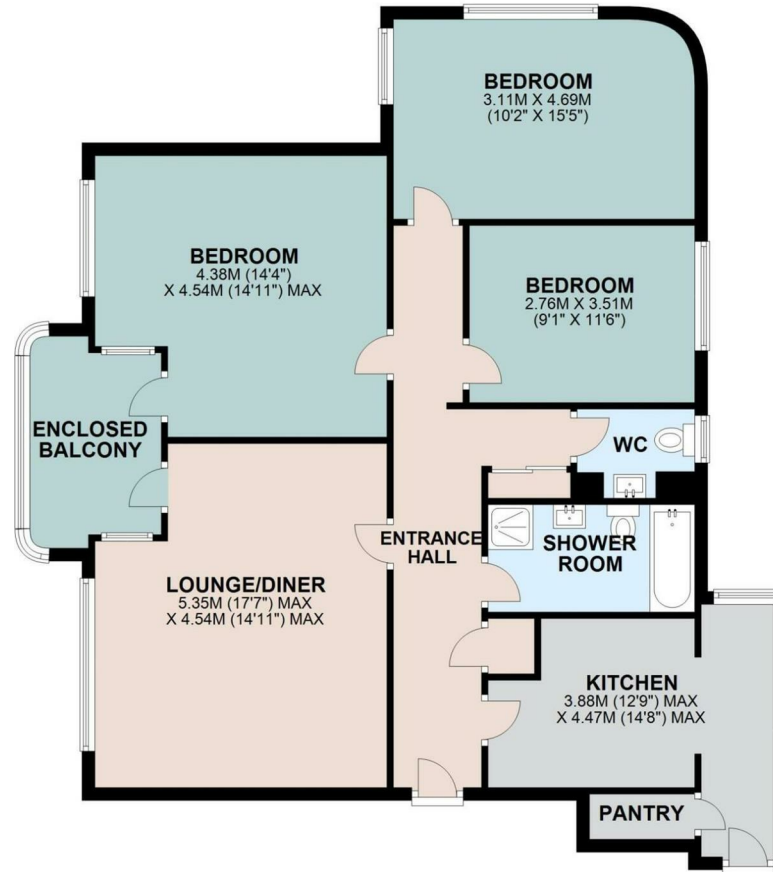
Families are attracted by the proximity to top tier schooling, while professionals benefit from the quiet environment and reliable transport links, including nearby mainline stations with direct services to London.

Canford Cliffs remains one of the region's most prestigious postcodes, offering an understated and high-quality coastal lifestyle.

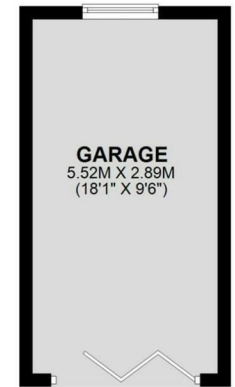




FIRST FLOOR
APPROX. 112.0 SQ. METRES (1205.4 SQ. FEET)



GARAGE
APPROX. 15.9 SQ. METRES (171.3 SQ. FEET)



TOTAL AREA: APPROX. 127.9 SQ. METRES (1376.6 SQ. FEET)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Council Tax Band D EPC Rating C

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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