



Grason | Westminster Road | Branksome Park | BH13 6JQ

£2,250 Per Month



**QSALES &
LETTINGS**

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Penthouse apartments overlooking Branksome Beach rarely become available to rent, particularly when they offer sea views over Branksome Beach, with the Purbeck Hills forming the distant backdrop, a south-facing wrap-around balcony and four genuine double bedrooms. Grason combines all of those qualities to create an exceptionally spacious coastal home in one of the area's most desirable locations.

The generous proportions are immediately apparent throughout. The living and dining room is an impressive space, opening directly onto the private wrap-around balcony where the sea becomes part of everyday life. Whether enjoying breakfast in the sunshine or relaxing at the end of the day, it's a setting that's designed to be enjoyed throughout the year.

The kitchen and breakfast room is fitted with a combination of integrated and freestanding appliances, providing plenty of space for both everyday living and entertaining. While the home has been well cared for and remains fully functional throughout, some areas reflect its original style, offering generous accommodation that's ready to enjoy from day one.

The principal bedroom benefits from fitted wardrobes and an en-suite bathroom with both a bath and separate shower. Bedroom two also enjoys en-suite access via the family bathroom, while a separate hallway W/C adds further convenience for guests.

Living here is about more than the home itself. Branksome Beach is just moments away, while Canford Cliffs and Westbourne offer an excellent choice of cafés, restaurants, independent shops and everyday amenities, creating one of Dorset's most desirable coastal lifestyles.

What We Like

Properties offering this amount of space, sea views over Branksome Beach, a south-facing wrap-around balcony and a double garage rarely become available to rent. It's an honest, generously proportioned home in an outstanding coastal setting.

Things to Know

EPC Rating: C
Council Tax Band: G
Parking: Double garage (for vehicle parking)



- Spacious Penthouse, a short walk to Branksome Chine
- Large kitchen/diner with appliance's and room for a breakfast/dining table
- Impressive lounge/diner with views towards the Purbecks
- TWO en-suite bathroom's and separate W/C
- Underbuild double garage
- Hallway storage
- Gas central heating
- FOUR DOUBLE BEDROOMS
- Large wrap-around private balcony
- UNFURNISHED, AVAILABLE END OF SEPTEMBER



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	

