



20 Brownsea Road, Poole BH13 7QP
£675,000 Share of Freehold





Sandbanks

The property is situated on the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water-sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic Coast. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the county of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of The New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Property Comprises

Positioned within a private block of just two apartments, this well-configured top floor three-bedroom home offers an increasingly rare combination of space, independence and flexibility, further enhanced by its own private garden, garage and off-road parking.

The accommodation is arranged to provide a practical and balanced layout, with a bright main living room leading directly into a full-width sun room, creating a natural extension of the living space and a standout feature for both everyday use and entertaining. The separate kitchen is modern and efficiently designed, with ample storage and worktop space.

There are three bedrooms, all well-proportioned, served by a main bathroom and additional shower room, offering a level of convenience not commonly found in apartments of this type. Externally, the property benefits from a private garden area, providing usable outdoor space rarely associated with apartment living. In addition, there is a garage and dedicated parking, further reinforcing the sense of independence typically expected from a house rather than a flat. In addition there is a large front, south facing decking area that is perfect for soaking up the sun or entertaining,

Of particular note, the property allows short-term letting or Airbnb use, making it an attractive option for both owner-occupiers and investors seeking additional income potential.

Service Charge : As and When

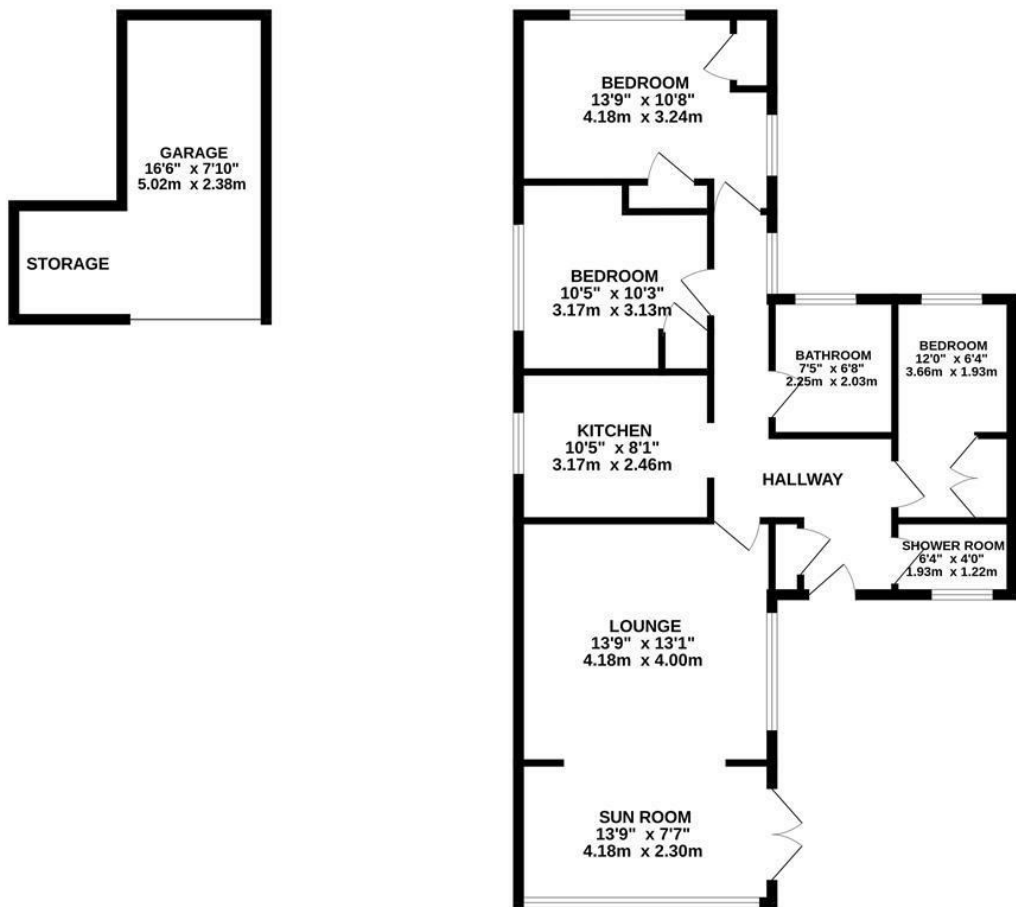
Insurance: Ask Agent

Tenure: Share of Freehold, 999 years



BASEMENT
165 sq.ft. (15.3 sq.m.) approx.

GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) 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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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	