

Luxury+Prestige

# BRANKSOME COURT

APT 57, 5 WESTERN ROAD, BH13 7BD































# TAKE A STEP INSIDE

Can't wait to view in person?

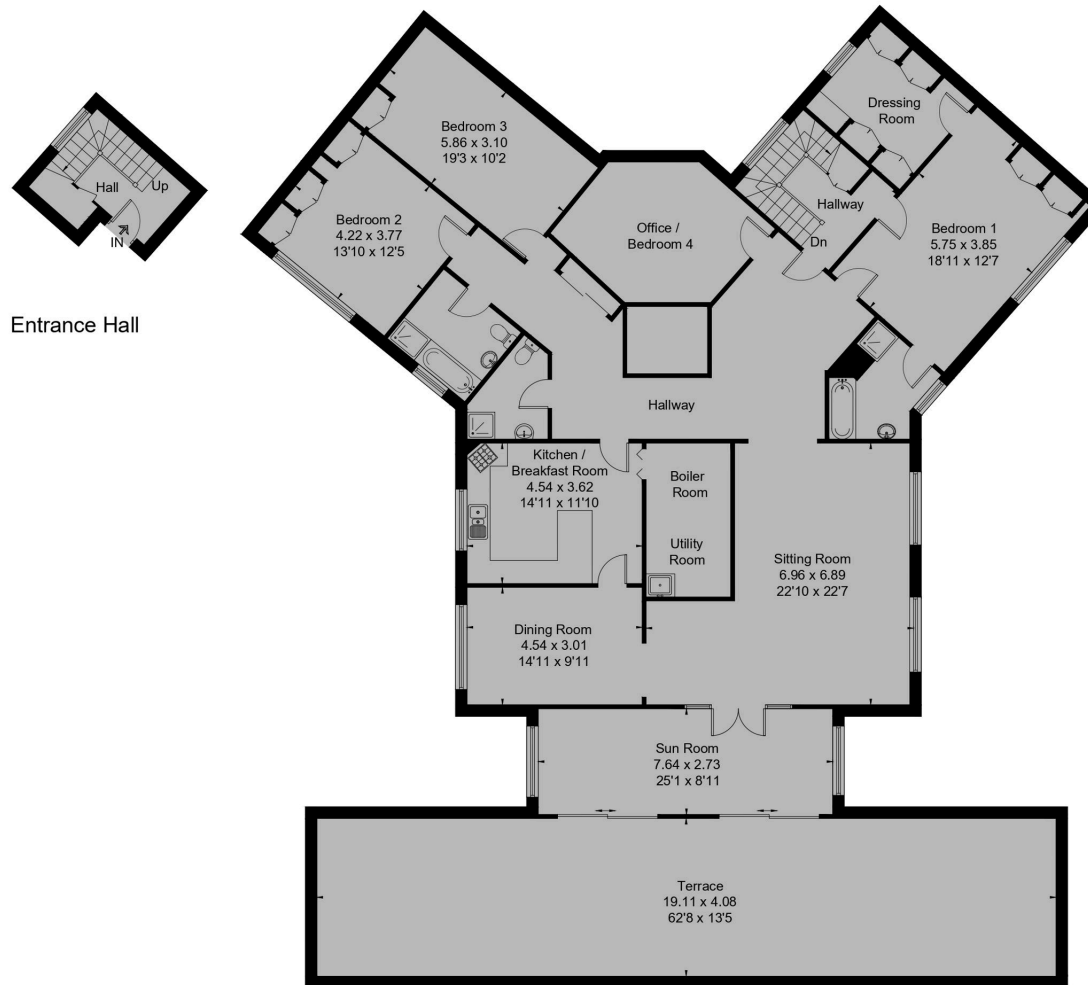
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# Floorplans

## FLAT 57, BRANKSOME COURT, 5 WESTERN ROAD POOLE, BH13 7BD

Approximate Floor Area = 254.7 sq m / 2741 sq ft  
(Excluding Terrace)



Entrance Hall

Top Floor



# Summary

This exceptionally spacious penthouse apartment enjoys one of the finest south-facing terraces in the area, offering nearly 900 sq ft of outdoor living with breathtaking far-reaching views over treetops towards the sea, Bournemouth Pier, and across the bay to the Needles and Isle of Wight.

Located in a prime position within a short level walk of Canford Cliffs village, the apartment is moments from boutique shops, cafés and bars. Poole and Bournemouth are both approximately three miles away, with excellent road and rail links to London.

The apartment extends to approx. 2,650 sq ft and features a generous reception hall, large sitting room with sea views, south-facing sun room opening onto the vast terrace, dining room, fully-fitted kitchen/breakfast room, luxurious master bedroom suite with dressing room and en-suite, two further double bedrooms, study/fourth bedroom, family bathroom, shower room and utility room. Double garage included.

A rare opportunity to own a truly impressive coastal penthouse with exceptional views and lifestyle.

# Details

Guide Price:	£975,000
Tenure:	Leashold & Share of Freehold
Lease Length:	199 years from 01/07/2000
Maintenance:	£6,924 pa
Ground Rent:	Peppercorn Ground Rents can increase and advice should always be sought from your solicitor before exchange of contracts
Local Authority:	BCP Council
Council Tax:	Band G 2026/2027                      £3,999.98 ** Amount shown is for a main home, please seek advice for additional home
Services:	Mains electricity, gas, water and drainage

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Key Features

- + A true penthouse
- + Private terrace of nearly 900 sq ft
- + Approx. 2,650 sq ft of living space
- + Large master suite with dressing room
- + Three further bedrooms
- + Office / bedroom 4
- + Great location
- + Convenient for shops & beaches
- + Huge potential
- + Double garage

# Our Team



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Published:	July 2026

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