

2 Beach Road

Branksome Park Poole, BH13 7BT

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£325,000 Leasehold - Share of Freehold

Hull Gregson Hull

2 Beach Road

Branksome Park Poole, BH13 7RT

- Prestigious Beach Road Location
- Spacious Two Double Bedroom Apartment
- Large Sitting/Dining Room with Private Balcony
- Within Walking Distance of Branksome Beach
- Contemporary Fitted Kitchen with Integrated Appliances
- Secure Storage
- Private Garage
- Beautifully Maintained Communal Gardens
- Visitor's Parking
- No Forward Chain

















Positioned on Beach Road, just a short stroll from Branksome Chine Beach, this beautifully presented ground floor apartment offers generous accommodation, and a desirable coastal lifestyle. Situated within the High Trees development, the property enjoys spacious and well-appointed living space, with two large double bedrooms, a private balcony, garage, lock up storage unit and beautifully maintained communal grounds.

The apartment is approached by a secure communal entrance with both lift and staircase serving all floors. Upon entering through the internal door, we are welcomed into the spacious hallway, thoughtfully designed with a number of useful cupboards, the hallway provides excellent storage for shoes and coats.
Leading through to the living accommodation, the living/dining room is a generous size with ample room for furniture such as a sofa suite, coffee table and storage furniture alongside a formal dining table, making this a versatile reception area with space for dining and relaxation. French doors open onto the south-westerly facing balcony, framing attractive views over the communal gardens, and creating a serene outlook to enjoy over morning coffee or an evening tipple.



Situated adjacent to the living accommodation, the contemporary kitchen is fitted with a range of modern base and eye-level units, complemented by ample work surfaces and integrated appliances such as oven, electric hob, dishwasher with space for a free standing fridge/freezer and plumbing for a washer/dryer. A large window overlooks mature greenery, creating a peaceful outlook whilst filling the space with natural light throughout the day.

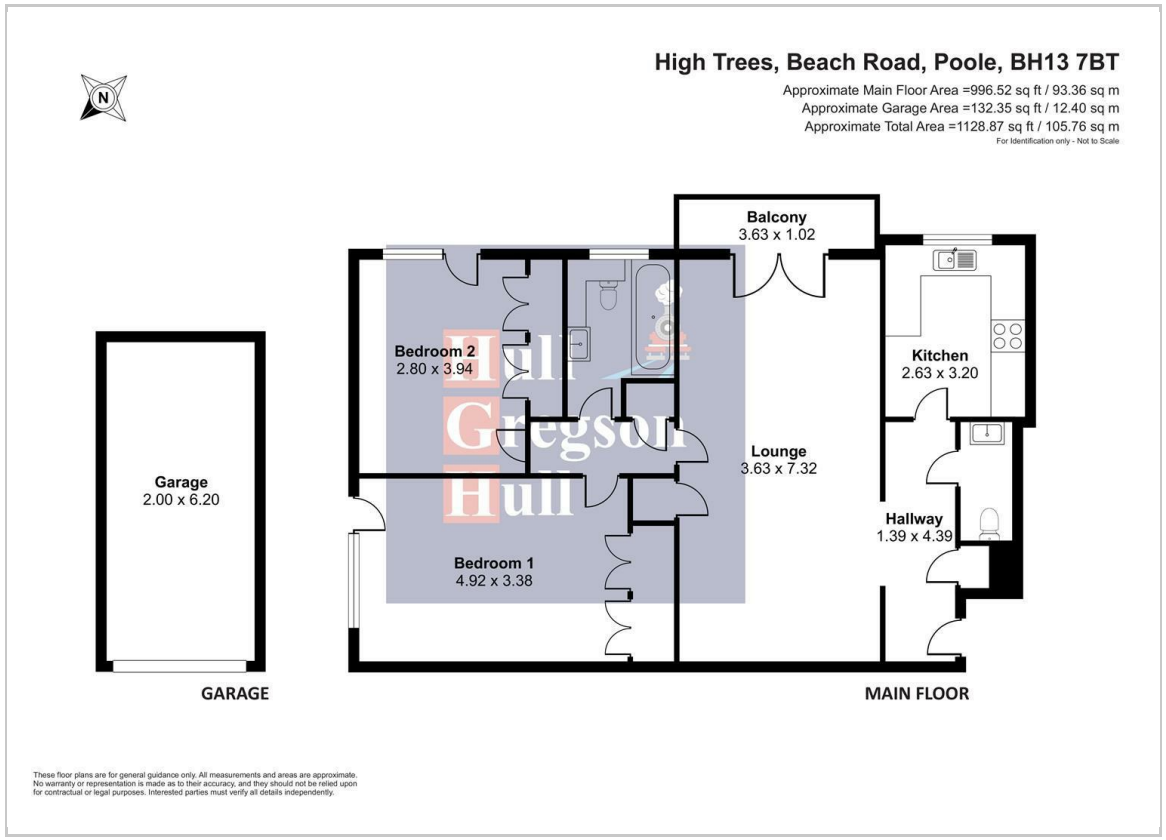
The principal bedroom is particularly impressive in size and presentation, the room comfortably accommodates a super king-size bed with space for a full range of free-standing bedroom furniture, as well as a range of fitted cupboards.

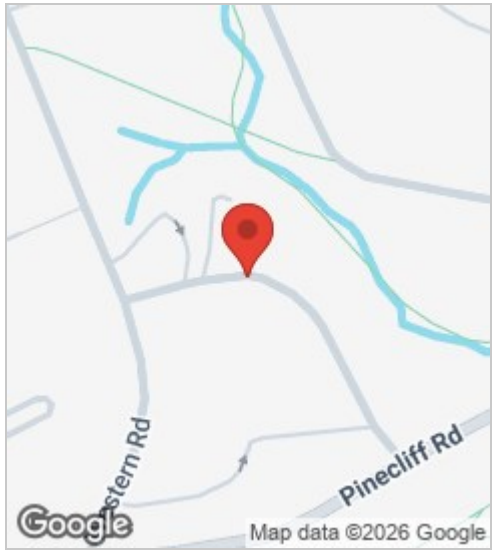
Bedroom two is another comfortable double room again enjoying pleasant views over the surrounding gardens. This room would serve equally well as guest accommodation, a home office, dressing room or hobby room. The family bathroom is positioned conveniently between the lounge and bedroom two, comprising a panelled bath with shower over, wash basin with vanity storage beneath and W.C. Additionally, the property benefits from a separate W.C., with wash basin for extra convenience.

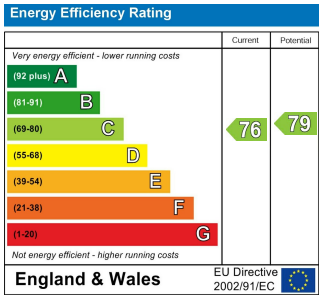
The High Trees development is set within beautifully maintained communal gardens, providing an tranquil environment which is regularly maintained throughout the year. Mature trees and planting create a peaceful backdrop whilst enhancing the privacy enjoyed by residents. The apartment also benefits from a private garage, providing additional storage.

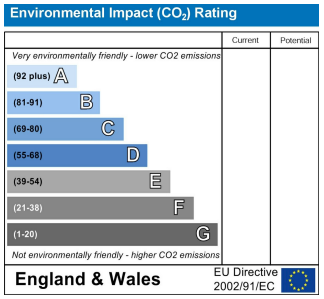
Beach Road is recognised as one of Dorset's most prestigious addresses, perfectly positioned between the award-winning beaches of Sandbanks and the amenities of Canford Cliffs Village. A leisurely walk leads to an excellent selection of independent cafés, restaurants, bars and shops, while the golden shoreline stretches for miles towards Bournemouth in one direction and Shell Bay in the other. Poole Harbour is within easy reach, offering watersports facilities. Viewings come highly recommended.











Hallway
4'6" x 14'4" (1.39 x 4.39)

Lounge
11'10" x 24'0" (3.63 x 7.32)

Kitchen
8'7" x 10'5" (2.63 x 3.20)

Bedroom One
16'1" x 11'1" (4.92 x 3.38)

Bedroom Two
9'2" x 12'11" (2.80 x 3.94)

Balcony
11'10" x 3'4" (3.63 x 1.03)

Bathroom

Garage
6'6" x 20'4" (2.00 x 6.20)

Additional Information.
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Tenure: Leasehold with a share of the Freehold with approximately 980 years left on the lease. Service charges which include water rates are approximately £2,300 per Anum. Holiday lets are not permitted. Pets are not permitted.
Please note this property is currently owned by a member of the team at HGH Swanage.

Property type: Flat
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

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