

Luxury+Prestige

APARTMENT 3 BRANKSOME CLIFF

8 WESTMINSTER ROAD, BRANKSOME PARK, POOLE, BH13 6JW

















TAKE A STEP INSIDE



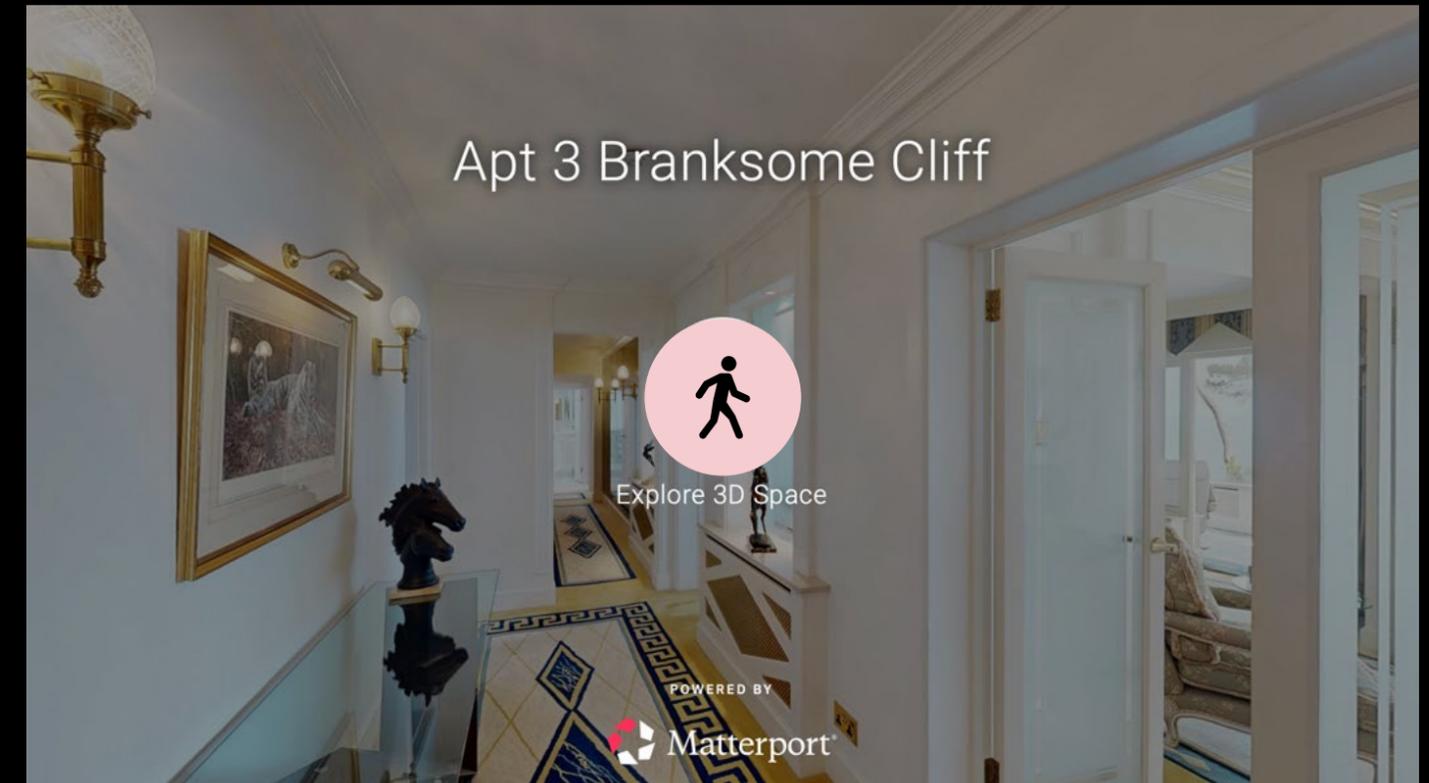
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

 **Matterport™**

Floorplan

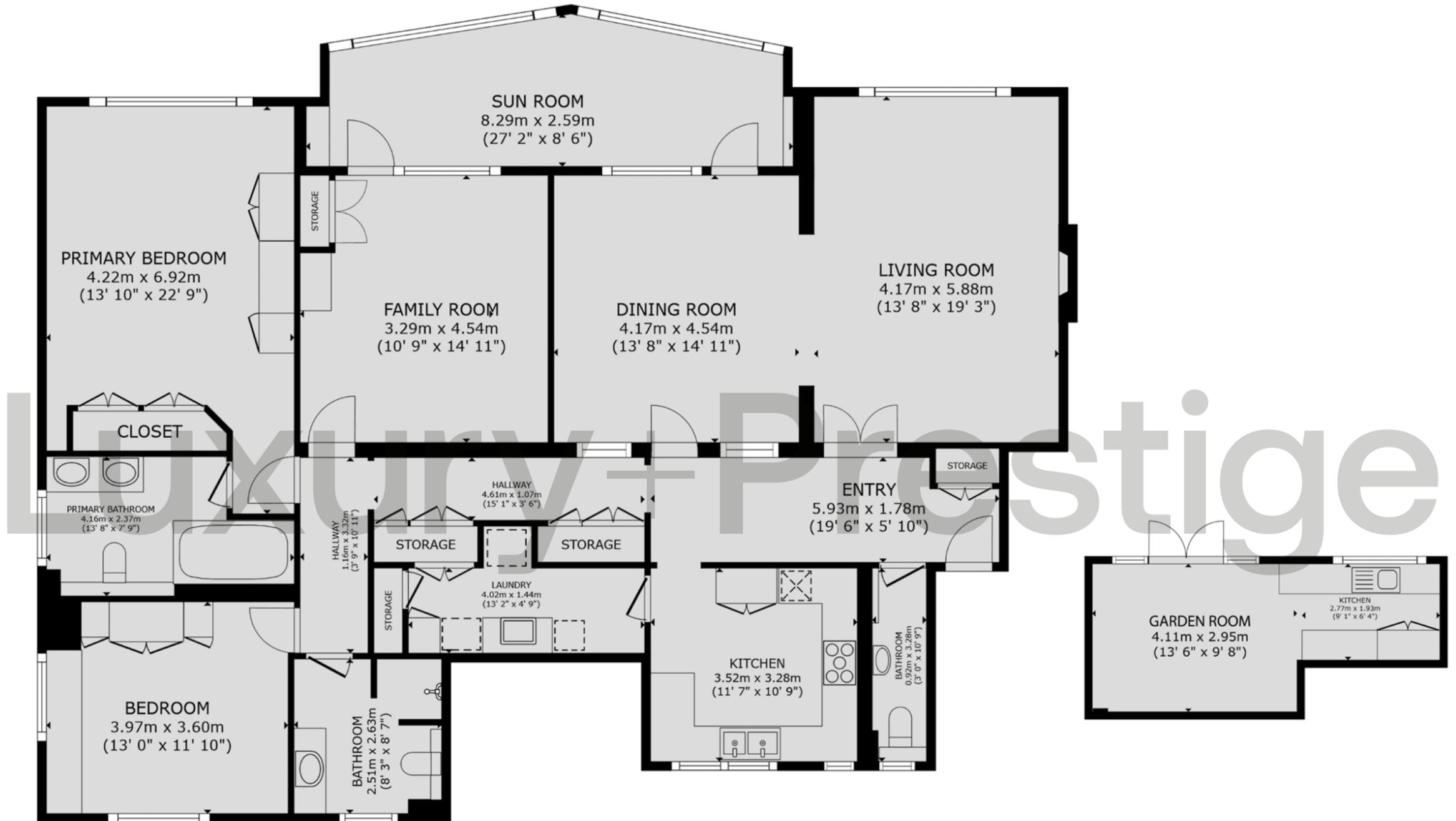
Apartment 3 Branksome Cliff
8 Westminster Road, Branksome Park
Poole, BH13 6JW

GROSS INTERNAL AREA

Apartment: 2,064 sq. ft / 192 m²

Garden Room: 191 sq. ft / 18 m²

Sizes and dimensions are approximate, actual may vary.



Summary

Branksome Cliff occupies the most stunning landscaped grounds in what must surely be one of the best spots in the area.

The view takes in Bournemouth and Poole Bay as well as the beach at Branksome Chine. The sound of the waves breaking on the shoreline combined with the view creates an effect which is simply magical.

This development of mansion style apartments dates from the mid 1960s and there is no doubt it was designed to attract the rich and famous of the day. Each of the apartments has a separate entrance for trades and the individual double garages in the underground car park were clearly designed to accommodate two luxury cars.

This apartment arguably has one of the best garages and there is additional surface parking. This first floor apartment extends to over 2,000 square feet and it has been updated by the current owner including a beautiful kitchen with stone tops and peninsula breakfast bar.

Branksome Cliff has a lift to all floors as well as a private footpath to the beach. There is a separate garden room overlooking the grounds and connecting via French doors. It's a great alternative to a sun balcony and it includes a kitchenette!

Details

Guide Price: £1,295,000

Tenure: Freehold

Lease Length: 999 years from 24/06/1967

Maintenance: c. £9,000 per annum

Ground Rent: TBC*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £73,250**
Additional Home £138,000**

** based on guide price

Local Authority: BCP Council

Council Tax: Band G
2025/2026 £3,758.23pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + Simply wonderful location
- + Outstanding views
- + Shared pathway and steps to the beach
- + Highly unusual private garden room
- + Potentially 3 bedrooms
- + 2 bathrooms
- + Flexible living accommodation
- + Beautiful kitchen with stone tops and breakfast bar
- + Beautiful grounds
- + Double garage

Our team



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