

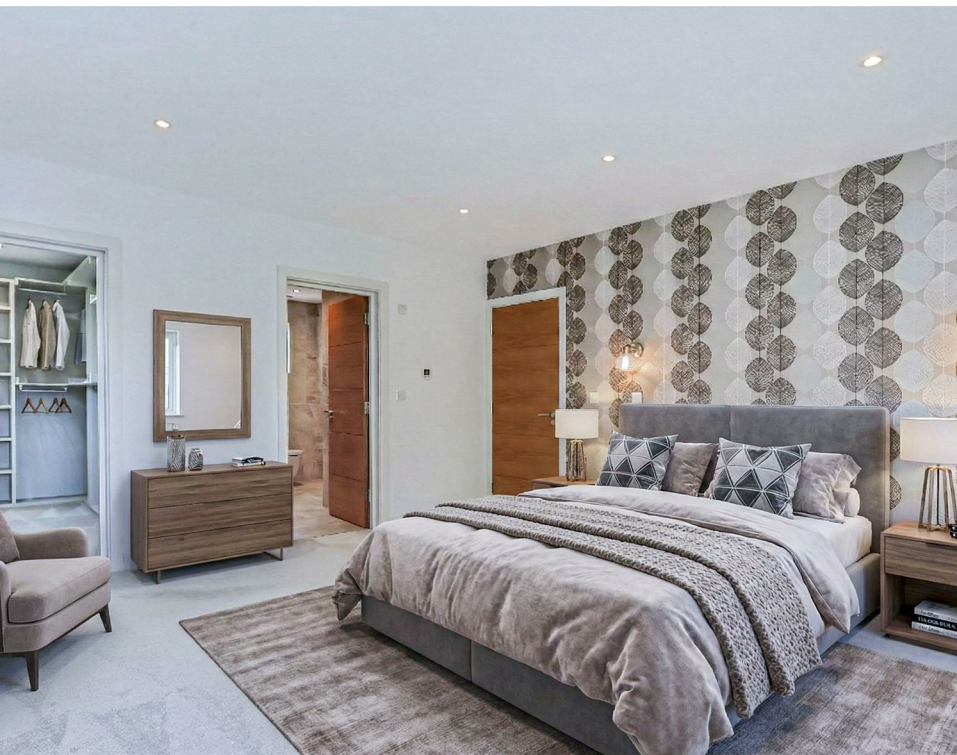


LAKESSIDE ROAD,
BRANKSOME CHINE

2 OYSTER

2 CORAL











DETAILS

A true beach lovers paradise, this exceptional 4/5 bedroom contemporary home is perfectly positioned just moments from the golden sands of Branksome Beach.

A welcoming entrance hallway leads to two generous ground-floor ensuite bedrooms, one opening directly onto the garden, alongside internal access to the double garage and utility room.

The first floor is the heart of the home, offering a stunning south-facing living and dining space with bifold doors opening onto a sun-filled balcony. A contemporary wood burner adds warmth and character, while the sleek open-plan kitchen with central island is perfectly suited to entertaining. A guest cloakroom and flexible study or fifth bedroom complete this level.

The top floor provides two impressive bedroom suites, each with dressing rooms and ensuite bathrooms. The principal suite enjoys bifold doors to a private balcony and a luxurious bathroom, creating a calm and private retreat.

Externally, the property benefits from a gated driveway, double garage and a private rear garden with seating area. With Branksome Beach and the popular Rockwater restaurant just a short walk away, this is a rare opportunity to secure a refined coastal home in one of the area's most desirable settings.

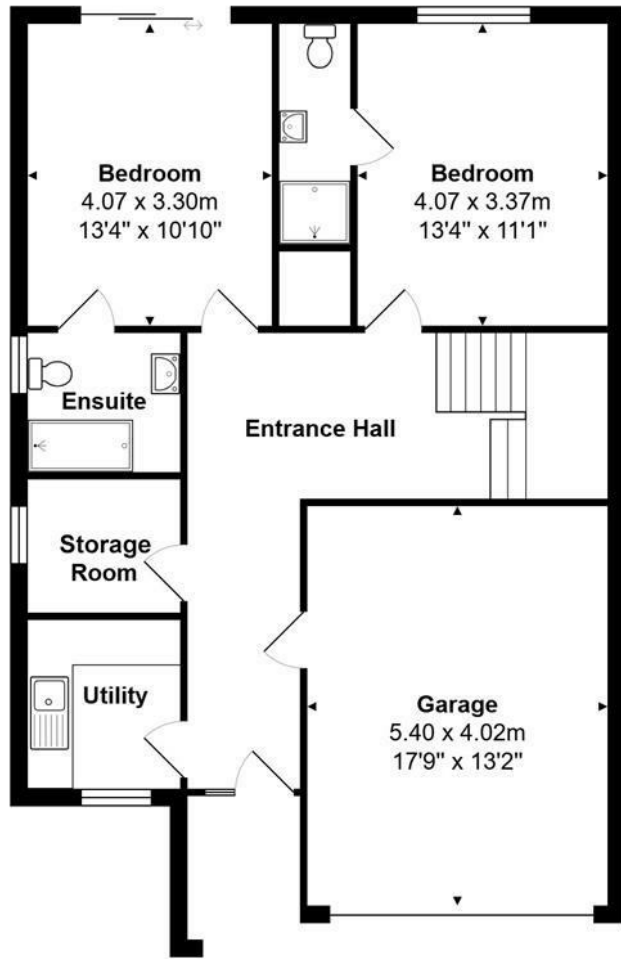
Images have been virtually staged for illustrative purposes only.

AT A GLANCE

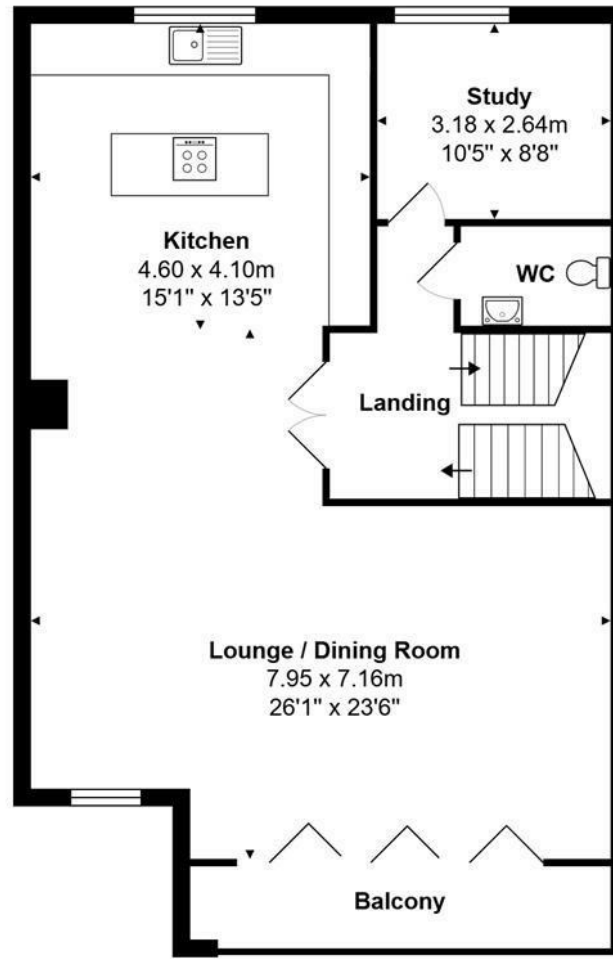
Guide Price:	£1,495,000
Tenure:	Freehold
Stamp Duty:	£105,150 (Main home)
Local Authority:	BCP Council
Council Tax:	£4,509.88 Band H

KEY FEATURES

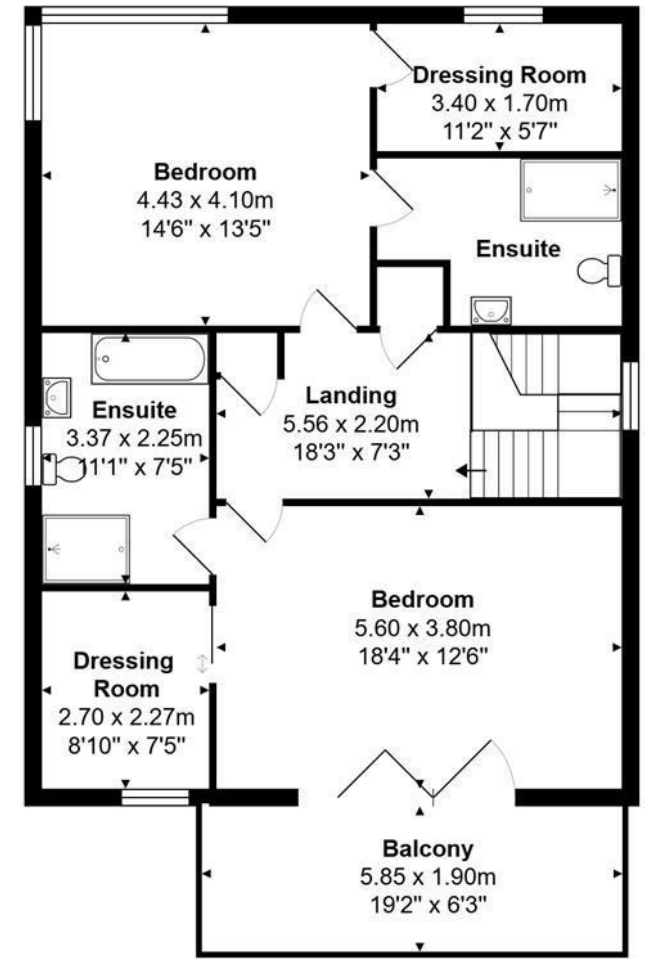
- Prime coastal position 300 metres from Branksome Beach
- Exceptional south-facing living space with balcony
- Contemporary open-plan kitchen with island and integrated appliances
- Principal suite with dressing room, luxury bathroom and private balcony
- Two ground floor ensuite bedrooms, ideal for guests or family
- Double garage with electric up-and-over doors and gated driveway
- Landscaped seating areas and low-maintenance garden



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total Area: 264.5 m² ... 2847 ft² (excluding balcony)

All measurements are approximate and for display purposes only

LLOYDS

Important notice Lloyds Property Sales Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs, council tax charges, stamp duty charges and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds Property Sales have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.