

# Flat 10 56 The Avenue

Branksome Park  
Poole, Dorset  
BH13 6LW





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£995,000

This outstanding three-bedroom apartment offers an unrivalled beachside lifestyle, just moments from the golden sands of Branksome Beach and the acclaimed Rockwater restaurant. Occupying a prime second-floor position in an iconic and contemporary development, this property presents a rare opportunity to acquire a beautifully designed home with exquisite attention to detail, spacious interiors, and a truly remarkable outdoor entertaining space.

## Summary of Accommodation

Sought-after beachside location

Three-bedroom second floor apartment

Approx. 1182 sq ft of internal living space

Vast private sun terrace – accessed from all principal rooms

Spectacular open-plan kitchen/living/dining lifestyle room

Two stylish bathrooms including luxury en suite to principal bedroom

Secure underground parking with personal lockable store

Coded lift access, app-controlled underfloor heating & integrated alarm

No forward chain – available in true turnkey condition







Set behind secure gates and approached via an elegant communal entrance, Apartment 10 occupies a prominent position within this prestigious development and is one of only two properties to offer three bedrooms.

The expansive open-plan layout forms the social heart of the home, featuring a seamless flow between the kitchen, dining and living areas. The kitchen is appointed to an exceptional standard, complete with a stone-topped central island, breakfast bar and integrated high-end appliances. Full-height powder-coated aluminium doors open onto the spectacular sun terrace— a true highlight of the property, ideal for alfresco entertaining and relaxation, with access from every principal room.

The principal suite includes a dressing area and sumptuous en suite bathroom. A second designer bathroom serves the remaining two bedrooms.

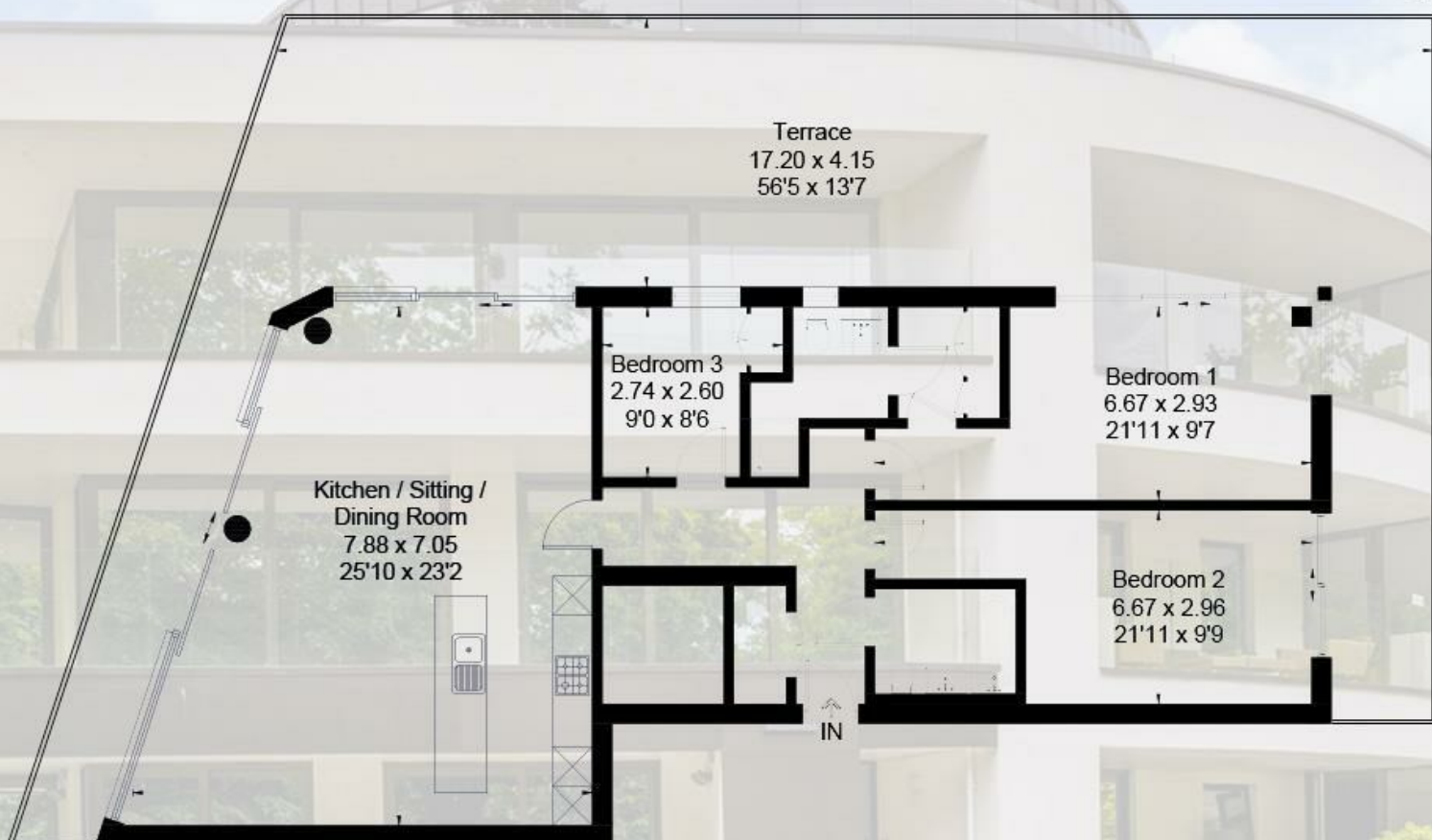
With a secure underground parking space and private lockable storage, plus features such as app-controlled underfloor heating, air source heat pump, alarm system, and integrated Bluetooth audio, this apartment epitomises modern coastal luxury.

The Avenue connects easily to the A338 Spur Road which in turn leads to the M27 and M3 for London and beyond. Fast trains (1 hour 50 minutes) to London Waterloo run on an hourly basis from Branksome Railway Station.

#### Approximate Distances

Canford Cliffs village 0.6 miles, Westbourne 1.5 miles, Bournemouth Town Centre 2.4 miles, Poole Town Centre 4.2 miles, Southampton International Airport 36 miles, Bournemouth International Airport 9 miles.





Approximate Floor Area = 109.8 sq m / 1182 sq ft

## Lloyds Property Group

PROPERTY NAME

Flat 10 56 The Avenue

LOCATION

BH13 6LW

TOTAL FLOOR AREA

1182.00 sq ft

COUNCIL TAX

Band F BCP Council

VIEWING ARRANGEMENTS

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Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*