



36 THE AVENUE,  
BRANKSOME PARK











## DETAILS

OFFERING EXCEPTIONAL VALUE FOR MONEY \* PRICED TO SELL \* NO CHAIN A beautifully presented four-bedroom mews house offering elegant coastal living moments from Branksome Chine Beach and the amenities of Westbourne.

Arranged over three floors, this attractive mews house occupies a quiet position around a well-maintained central courtyard. The ground floor comprises a welcoming entrance hall with storage, a contemporary kitchen with integrated appliances and separate utility room, and a generous reception room with French doors opening onto the private rear garden. A guest cloakroom completes the level.

The first floor provides two spacious en-suite double bedrooms with fitted wardrobes, while the second floor offers two further en-suite bedrooms, allowing for flexible family living or guest accommodation. Externally, the rear garden is neatly landscaped and enjoys a peaceful outlook. The property further benefits from a carport, an additional allocated parking space and visitor parking.

Clieveden is superbly positioned on the south coast, with regular rail services to London Waterloo in under two hours, making it equally suited to full-time living or weekend retreats.

## AT A GLANCE

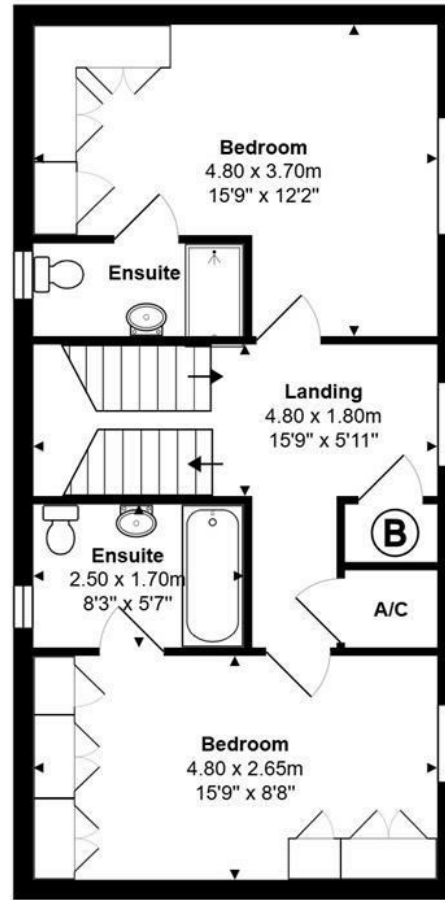
|                  |                               |
|------------------|-------------------------------|
| Guide Price:     | £550,000                      |
| Tenure:          | Leasehold - Share of Freehold |
| Stamp Duty:      | £19,997 main home             |
| Local Authority: | BCP Council                   |
| Council Tax:     | BCP £3,271.35 Band F          |

## KEY FEATURES

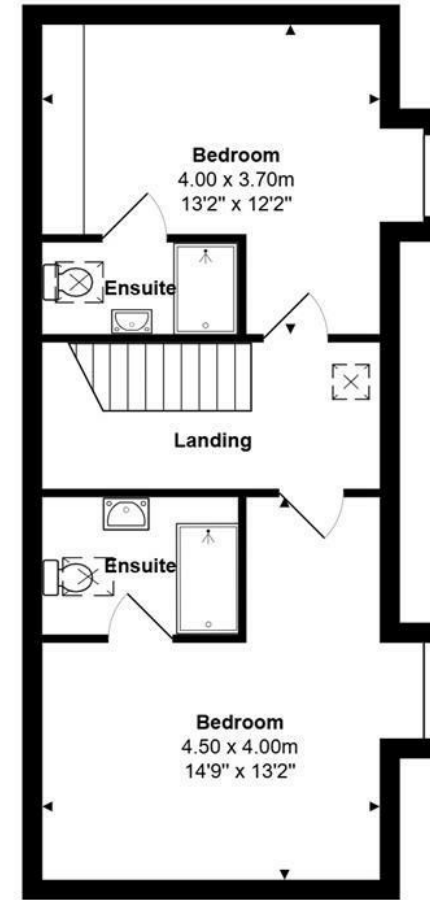
- Peaceful courtyard setting within an exclusive development
- Built by respected local developer Whitelock
- Approximately 1,516 sq ft of well-planned accommodation
- Four en-suite bedrooms with fitted storage
- Private rear garden with attractive green outlook
- Carport, additional allocated parking and visitor spaces
- Ideally located for Branksome Chine Beach and Westbourne village



Ground Floor



First Floor



Second Floor

Total Area: 140.8 m<sup>2</sup> ... 1516 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# LLOYDS

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