



31 Western Avenue, Poole BH13 7AN
Guide Price £1,950,000 Freehold



Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

Property Comprises

This expansive bungalow, set on approximately 0.75 acres in the prestigious Western Avenue, presents a rare opportunity in one of the area's most sought-after locations. The existing property is notably spacious and includes an indoor swimming pool complex, though it requires full modernisation.

Prospective purchasers should conduct their own due diligence regarding redevelopment possibilities and necessary permissions. There is a concept of what could be developed on the site which has been designed by renowned architects ARC, the current concept spans approximately 5,500 square feet, with the potential to extend a further 2,300 square feet if the pool complex is retained and refurbished.

Opportunities to acquire a building plot in the Branksome Park Conservation Area are increasingly rare, particularly in such an exceptional location.

Ground Floor

Approx. 565.0 sq. metres (6081.7 sq. feet)



Total area: approx. 583.7 sq. metres (6282.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006).

Plan produced using PlanUp.

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating

Source	Current (%)	Potential (%)
Very energy efficient - near: running costs		
(92-94%) A		
(81-91%) B		
(69-80%) C		
(55-68%) D		
(39-54%) E		
(21-38%) F		
(1-20%) G		
Not energy efficient - higher: running costs		

Environmental Impact (CO₂) Rating

Source	Current (g/kWh)	Potential (g/kWh)
Very environmentally friendly - lower: CO ₂ emissions		
(92-94%) A		
(81-91%) B		
(69-80%) C		
(55-68%) D		
(39-54%) E		
(21-38%) F		
(1-20%) G		
Not environmentally friendly - higher: CO ₂ emissions		