



Price Guide £879,000

3 The Close 16 Westminster Road, Poole, BH13 6JN



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A beautifully presented & spacious three-bedroom ground floor apartment, set within the highly sought-after Branksome Park with in meters of Branksome Chine beach, offering 1517 SQFT of generous accommodation, two terrace areas, a garden, garage and allocated/off-road parking.

- IMMACULATE CONDITION
- FEELS LIKE A BUNGALOW
- LUXURY ENSUITE BATHROOM
- TWO PATIO AREAS AND ACCESS TO GARDEN
- GARAGE & PARKING
- CLOSE TO BRANKSOME CHIE BEACH
- PETS ALLOWED
- OWN ENTRANCE

Local Authority BCP, Tax Band E, Tenure: Share of 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

Finished to a lovely standard throughout, this spacious home combines the scale and character of a traditional apartment with the convenience of ground floor living and excellent outside space. A welcoming entrance foyer opens into a broad central hallway, giving access to the principal rooms. The impressive living room provides a particularly generous entertaining space, while a separate dining room sits alongside the well-appointed kitchen,







creating an ideal layout for both everyday living and hosting.

There are three well-proportioned bedrooms, including a superb principal bedroom with its own en-suite bathroom. The remaining bedrooms are served by a separate modern shower room, providing flexibility for families, guests or those seeking a dedicated home office.

Externally, the property enjoys the rare advantage of two terrace areas and a garden, offering excellent space to relax, dine and enjoy the surrounding setting. Further benefits include a garage and parking.

Positioned on Westminster Road in the heart of Branksome Park, the apartment is ideally located for the beaches at Branksome Chine and Sandbanks, as well as the amenities of Canford Cliffs and Westbourne.

Tenure: Share of Freehold

Maintenance: Carried out on an as & when basis with costs shared 50/50 with the first floor apartment.





Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

