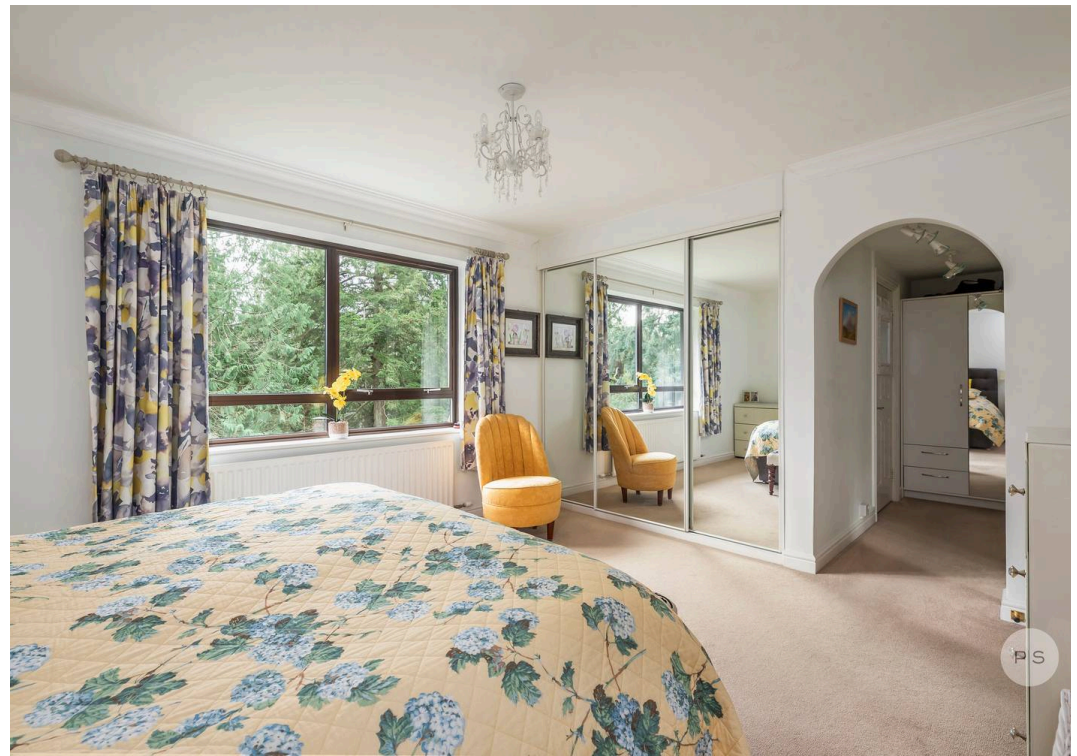


PS



Flat 7, Foxdene, 5 Balcombe Road, Branksome Park, Poole - BH13 6DX
Offers over £550,000

PS



Foxdene

Set within an exclusive and beautifully maintained community in Branksome Park, this exceptional top-floor apartment, upgraded by the present owners in recent years, offers 1,668 sq.ft of spacious, light-filled living. Designed with both comfort and sophistication in mind, the property combines generous proportions with a superb layout ideal for modern lifestyles.

- Exclusive top floor apartment in a beautifully maintained Branksome Park residence
- South-facing balcony with sunny aspect and views over landscaped grounds
- Spacious layout 1,385 sq.ft.
- Light-filled 17' lounge flowing into a 13' dining room, ideal for entertaining
- Modern, well-equipped kitchen with excellent storage and integrated appliances
- Expansive bedroom suite with dressing area and en-suite bathroom
- Two additional bedrooms offering flexibility for guests or a home office
- Lift access, generous built-in storage & double garage measuring 18'6" X 17'
- Peaceful, tree-lined setting close to Blue Flag beaches and village centres
- Convenient access to London Waterloo, Poole Harbour ferries & international airports
- Share of Freehold
- Service charge: £3,500 per annum
- Council Tax Band F £3,466.65
- EPC Rating: C



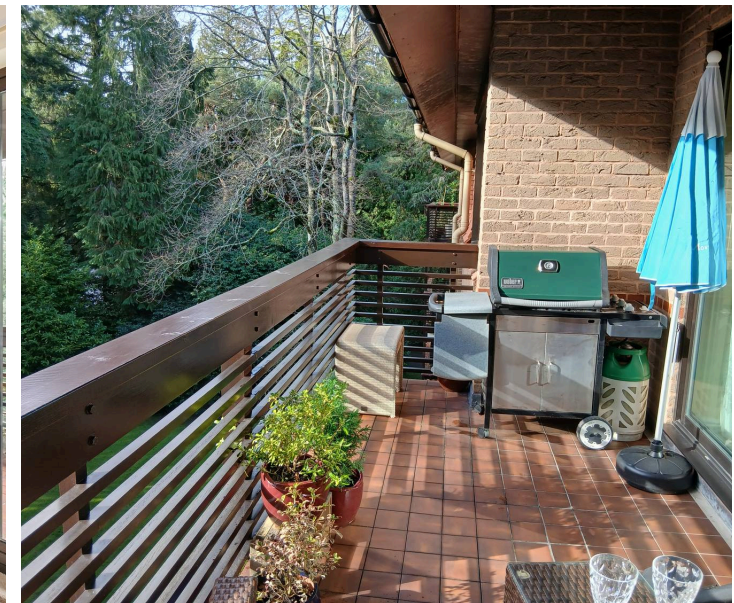
The welcoming 17' lounge flows seamlessly into a 13' dining room, creating a perfect setting for both relaxing and entertaining. The modern, well-appointed kitchen features excellent storage and integrated appliances and breakfast bar, complementing the home's stylish practicality. The expansive master suite enjoys a private dressing area and luxury en-suite bathroom, while two further bedrooms both with fitted wardrobes, provide flexibility for guests or home office use. A highlight of the property is the south-facing balcony, offering a sunny aspect and tranquil views across the mature landscaped grounds.

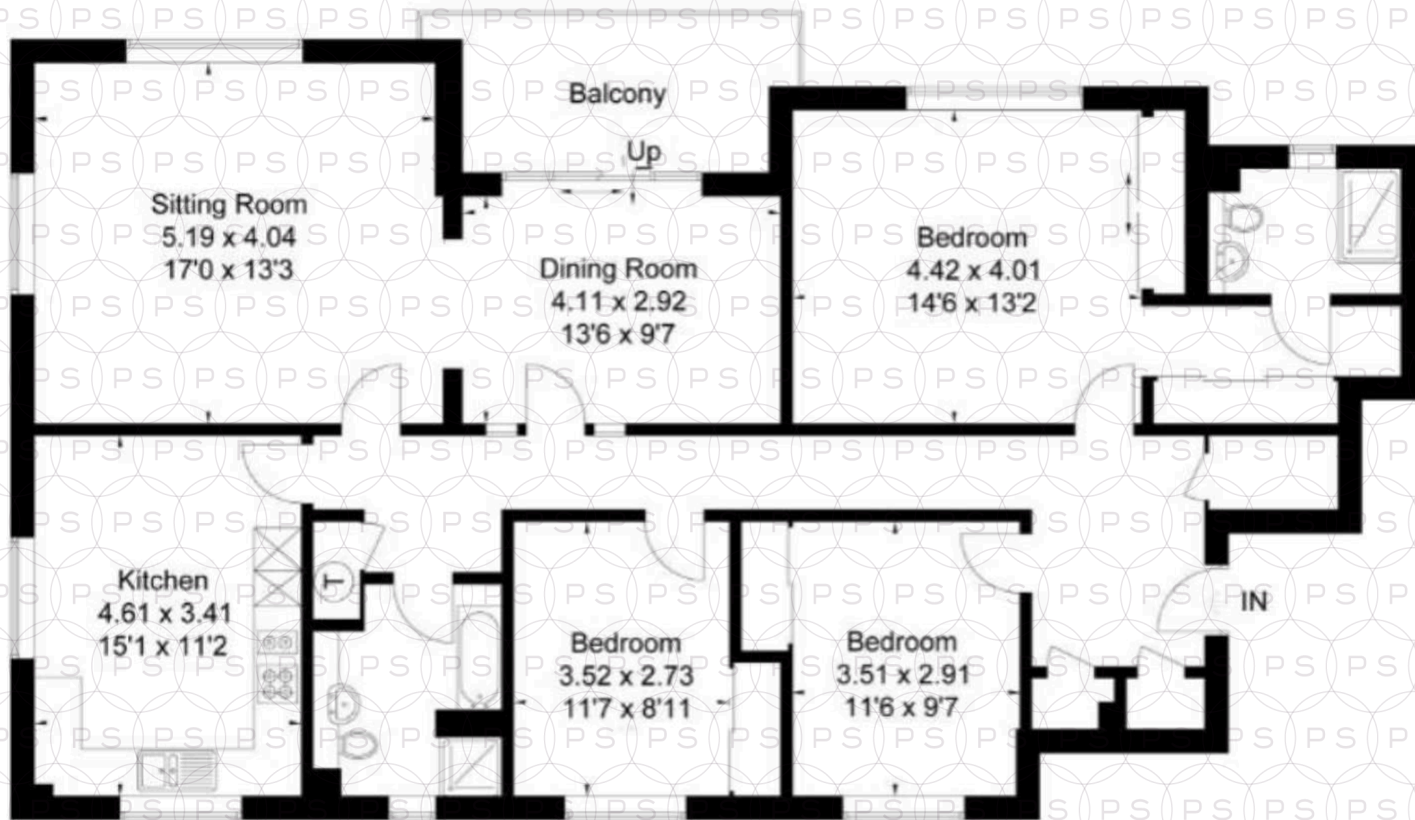
Additional benefits include lift access, ample built-in storage, a double garage, and a share of the freehold, ensuring both convenience and peace of mind.

Location

Branksome Park is one of the South Coast's most sought-after residential areas, renowned for its tree-lined avenues and proximity to award-winning Blue Flag beaches. This peaceful yet well-connected location is just moments from Branksome Chine, Sandbanks Peninsula, and the vibrant village centres of Westbourne, Penn Hill and Canford Cliffs, where a range of boutique shops, cafés, and restaurants await.

Positioned between Poole and Bournemouth town centres, the property benefits from excellent transport links, including Bournemouth mainline station with direct services to London Waterloo, easy access to the A338, and close proximity to Bournemouth and Southampton airports. The area also offers ferry services from Poole Harbour to the Channel Islands and mainland Europe – perfect for both leisure and travel convenience. You can include any text here. The text can be modified upon generating your brochure.





Approximate Floor Area = 128.67 sq.m. / 1,385 sq.ft.



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

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