



WESTMINSTER  
ROAD, BRANKSOME











## DETAILS

A beautifully appointed ground-floor garden apartment forming part of an exclusive collection of just six luxury residences, enviably positioned moments from the award-winning beaches of Branksome Chine and the amenities of Canford Cliffs.

Extending to 1,415 sq ft of luxury accommodation, this exceptional home offers refined coastal living with elegant interiors, generous outdoor space, and secure underground parking.

Designed with both style and practicality in mind, the accommodation is impeccably presented throughout and finished to an exacting specification. A welcoming entrance hall leads into an impressive open-plan living and dining space, flooded with natural light and opening onto expansive wraparound terrace and private landscaped gardens — ideal for entertaining or relaxed everyday living. The contemporary kitchen is superbly appointed with premium appliances and sleek cabinetry, complemented by a separate utility room.

The principal bedroom suite boasts a walk-in dressing area together with a luxurious en-suite bathroom. A second generously proportioned bedroom also benefits from its own en-suite, while the third bedroom provides excellent versatility as a guest suite, home office, or study space. A stylish family bathroom completes the accommodation.

Further highlights include underfloor heating throughout, lift access, a private storage room, and secure underground parking for two vehicles with EV charging provision.

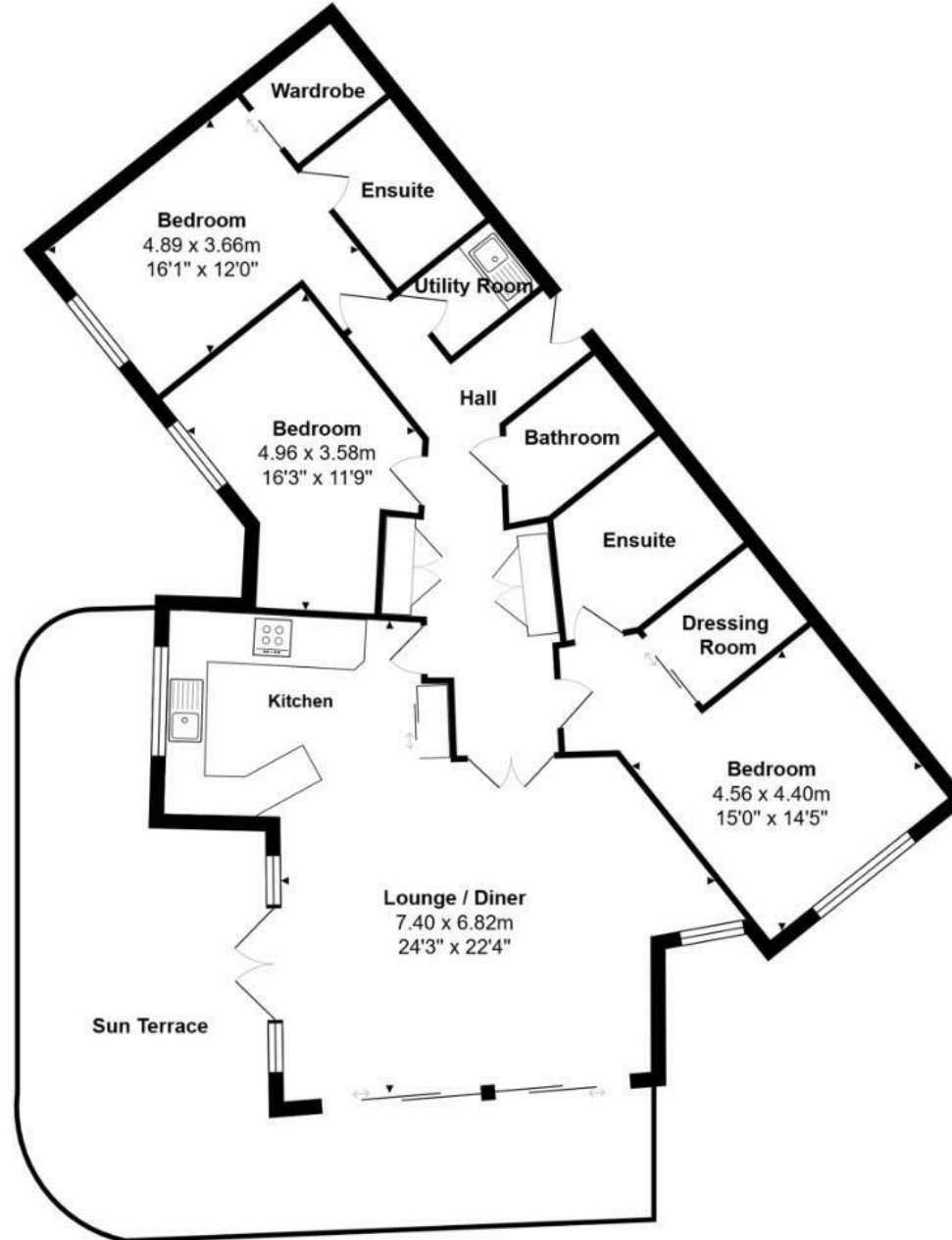
Perfectly situated within easy reach of Canford Cliffs village, Poole Harbour, and an excellent selection of cafés, restaurants, leisure facilities, and coastal walks, this outstanding apartment offers an enviable lifestyle in one of the South Coast's most sought-after locations.

## AT A GLANCE

Guide Price:	£895,000
Tenure:	Leasehold - Share of Freehold
Stamp Duty:	£34,750 main home
Local Authority:	BCP Council
Council Tax:	£3,513.68 Band F

## KEY FEATURES

- Exclusive development of just six luxury residences
- 1,415 sq ft of beautifully appointed accommodation
- Secure underground parking for two vehicles with EV charging point
- Lift access directly to the apartment level
- Three bedrooms and three bath/shower rooms
- Impressive open-plan living space with wraparound terrace
- Private landscaped gardens and outdoor entertaining areas
- Underfloor heating throughout and separate utility room
- Moments from Branksome Chine beach and Canford Cliffs village
- Pets considered under licence



Total Area: 131.5 m<sup>2</sup> ... 1415 ft<sup>2</sup> (excluding sun terrace)

All measurements are approximate and for display purposes only

# LLOYDS

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