



56 THE AVENUE,  
BRANKSOME PARK, POOLE











## DETAILS

This outstanding three-bedroom apartment offers an unrivalled beachside lifestyle, just moments from the golden sands of Branksome Beach and the acclaimed Rockwater restaurant. Occupying a prime second-floor position in an iconic and contemporary development, this property presents a rare opportunity to acquire a beautifully designed home.

Set behind secure gates and approached via an elegant communal entrance, Apartment 10 occupies a prominent position within this prestigious development and is one of only two properties to offer three bedrooms.

The expansive open-plan layout forms the social heart of the home, featuring a seamless flow between the kitchen, dining and living areas. The kitchen is appointed to an exceptional standard, complete with a stone-topped central island, breakfast bar and integrated high-end appliances. Doors open onto the spectacular sun terrace – a true highlight of the property, ideal for alfresco entertaining and relaxation.

The principal suite includes a dressing area and sumptuous en suite bathroom. A second designer bathroom serves the remaining two bedrooms.

With a secure underground parking space and private lockable storage, plus features such as app-controlled underfloor heating, air source heat pump, alarm system, and integrated Bluetooth audio, this apartment epitomises modern coastal luxury.

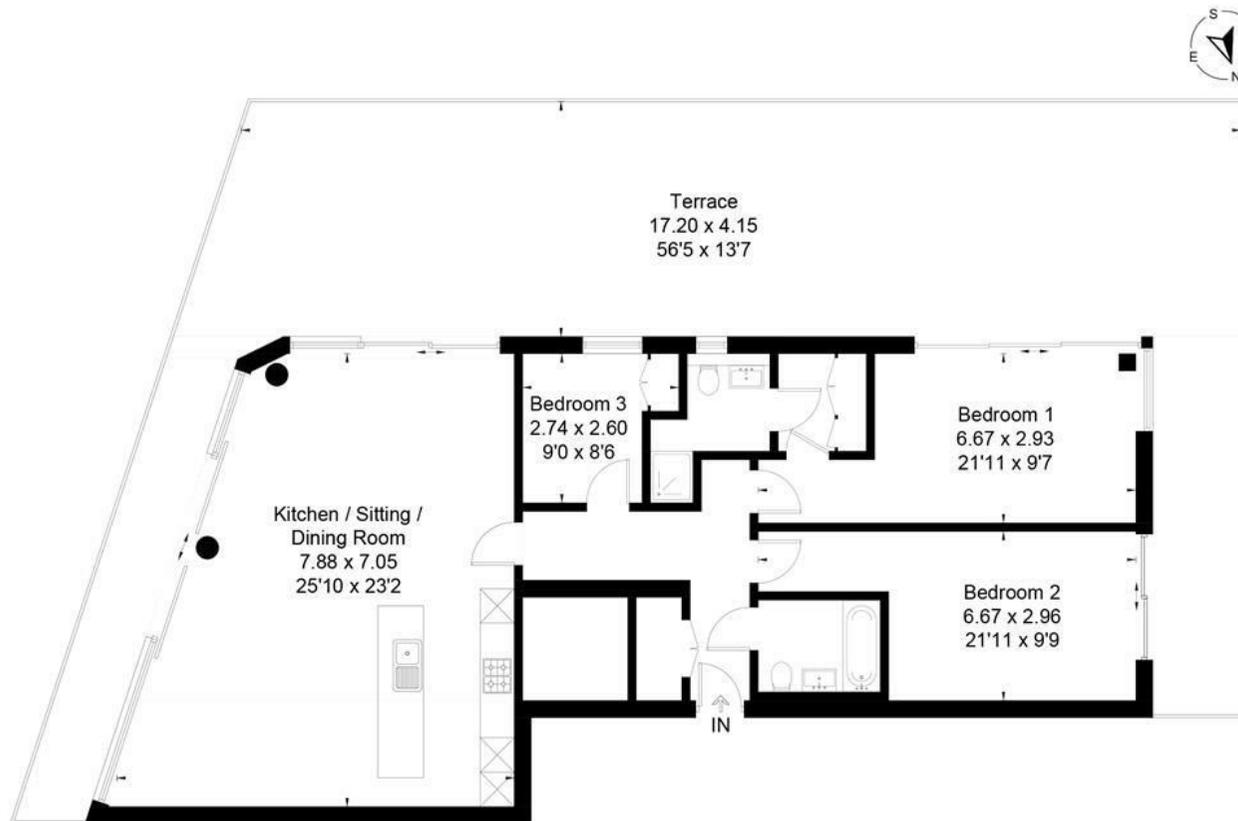
The Avenue connects easily to the A338 Spur Road which in turn leads to the M27 and M3 for London and beyond. Fast trains (1 hour 50 minutes) to London Waterloo run on an hourly basis from Branksome Railway Station.

## AT A GLANCE

Guide Price:	£995,000
Tenure:	Leasehold - Share of Freehold
Stamp Duty:	£43,250 Main home
Local Authority:	BCP Council
Council Tax:	£3,257.14 Band F

## KEY FEATURES

- Sought-after beachside location
- Three-bedroom second floor apartment
- Approx. 1182 sq ft of internal living space
- Vast private sun terrace – accessed from all principal rooms
- Spectacular open-plan kitchen/living/dining lifestyle room
- Two stylish bathrooms including luxury en suite to principal bedroom
- Secure underground parking with personal lockable store
- Coded lift access, app-controlled underfloor heating & integrated alarm
- No forward chain – available in true turnkey condition



Approximate Floor Area = 109.8 sq m / 1182 sq ft

# LLOYDS

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