



WESTERN ROAD,  
BRANKSOME PARK

17  
CANFORD  
HEIGHTS











## DETAILS

A beautifully presented third-floor apartment set within a modern development, offering generous proportions and an abundance of natural light. Ideally positioned close to Canford Cliffs Village and the sandy shores of Branksome Chine.

Extending to approximately 1,300 sq ft, this immaculately maintained apartment provides spacious and well-balanced accommodation, perfectly suited to both full-time living or a second home. A welcoming entrance hall, complete with excellent built-in storage and secure entry system, leads through to an L-shaped living and dining room. Enjoying a triple aspect the space is flooded with natural light throughout the day and offers direct access onto a private southerly facing balcony—ideal for al fresco dining or simply unwinding in the sun. The generous kitchen/breakfast room is thoughtfully designed with an array of fitted units, integrated appliances, and ample workspace, creating a highly functional yet stylish environment.

All three bedrooms are doubles, each benefiting from fitted wardrobes, while the principal bedroom is served by a well-appointed en-suite. A second bathroom caters to guests and the remaining bedrooms. The property further benefits from lift access to all floors, a covered parking space with private storage, and beautifully maintained communal gardens with additional visitor parking.

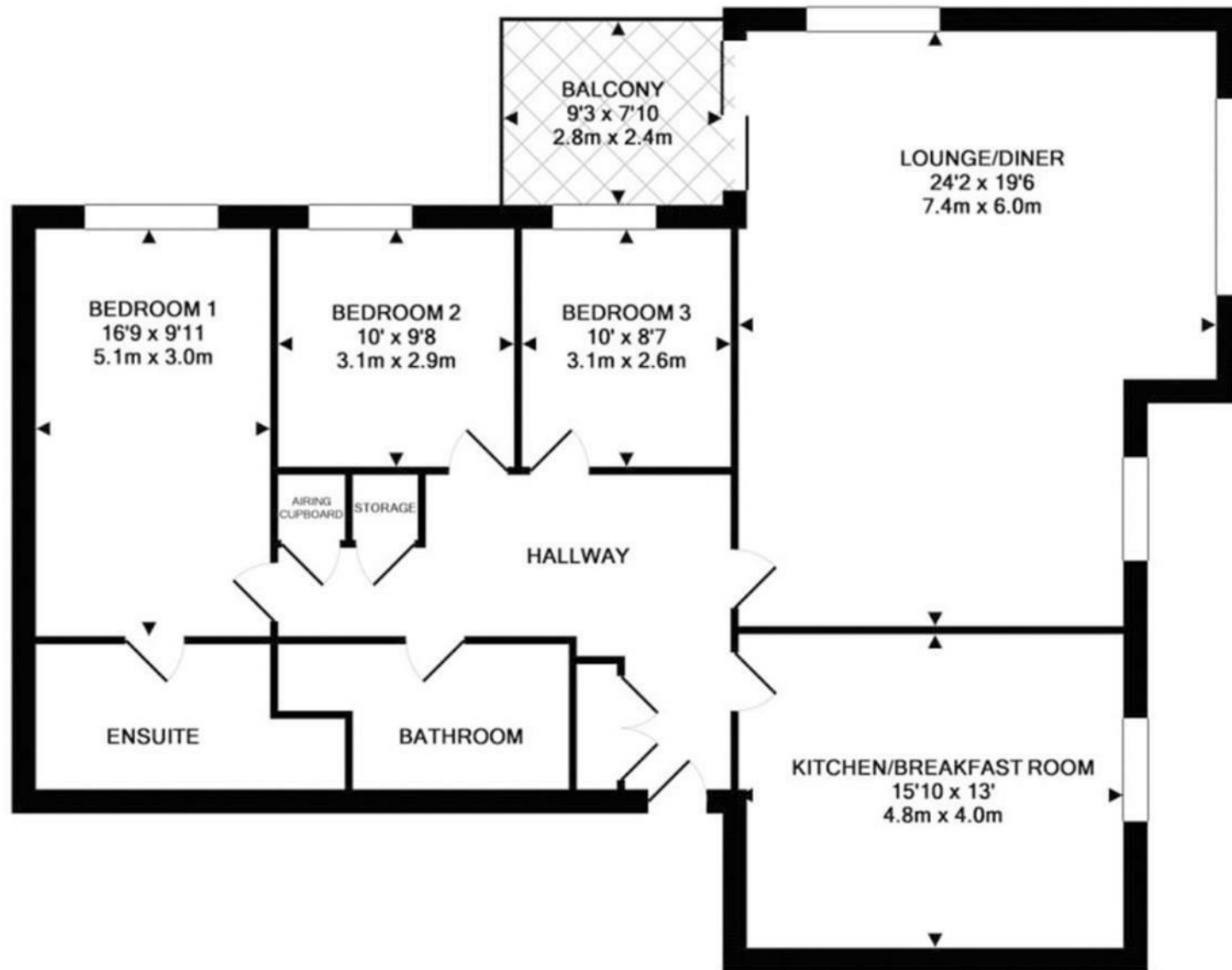
Situated just moments from the boutique shops, cafés, and amenities of Canford Cliffs Village, as well as the award-winning beaches at Branksome Chine.

## AT A GLANCE

Fixed Asking Price:	£575,000
Tenure:	Leasehold - Share of Freehold
Stamp Duty:	£17,500 Main Home
Local Authority:	BCP Council
Council Tax:	£4,059.30 Band G

## KEY FEATURES

- Immaculate third-floor apartment with lift
- Approx. 1,300 sq ft
- South facing balcony
- Triple aspect living space
- Kitchen/breakfast room
- Three double bedrooms
- Two modern bathrooms (one en suite)
- Covered parking & storage
- Close to Canford Cliffs Village & Branksome Beach
- Offered with no forward chain



TOTAL APPROX. FLOOR AREA 1293 SQ.FT. (120.1 SQ.M.)

# LLOYDS

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