



**Flat 1 Pinehurst Hall 23 Burton Road, Branksome Park, Poole BH13 6DT**  
**£875,000 Share of Freehold**





A beautifully presented ground floor character apartment situated close to Branksome Chine. This STYLISH property has been tastefully refurbished by its current owners and boasts THREE bedrooms, two bathrooms, STUNNING open plan lounge, dining with LUXURY fitted kitchen and centre island. SOUTH FACING TERRACE.

- SPACIOUS GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING AREA
- CLOSE TO WESTBOURNE
- EXTENDS TO NEARLY 2000 SQFT
- SHARE OF FREEHOLD
- THREE DOUBLE BEDROOMS
- GARAGE AND PARKING
- TASTEFULLY FINISHED THROUGHOUT
- PRIVATE ENTRANCE
- VENDOR SUITED

### 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

This spacious self-contained apartment is enviably positioned, close to Westbourne Village and only moments from Branksome Chine. Set in an attractive Edwardian Mansion this converted character apartment retains many of its original features including high ceilings, fireplaces, timber flooring, wonderful large windows and spans a large portion of the ground floor within this impressive building.

The property is bright and spacious throughout with almost 2.000SQFT of internal accommodation to include three double bedrooms, three bathrooms two of which are ensuite and an impressive open plan living space with modern kitchen, dining, lounge and doors leading out to a private courtyard perfect for entertaining.

Externally the development is set back from the road on a on a private, flat plot accessed via a short drive leading to the allocated garage and parking areas.

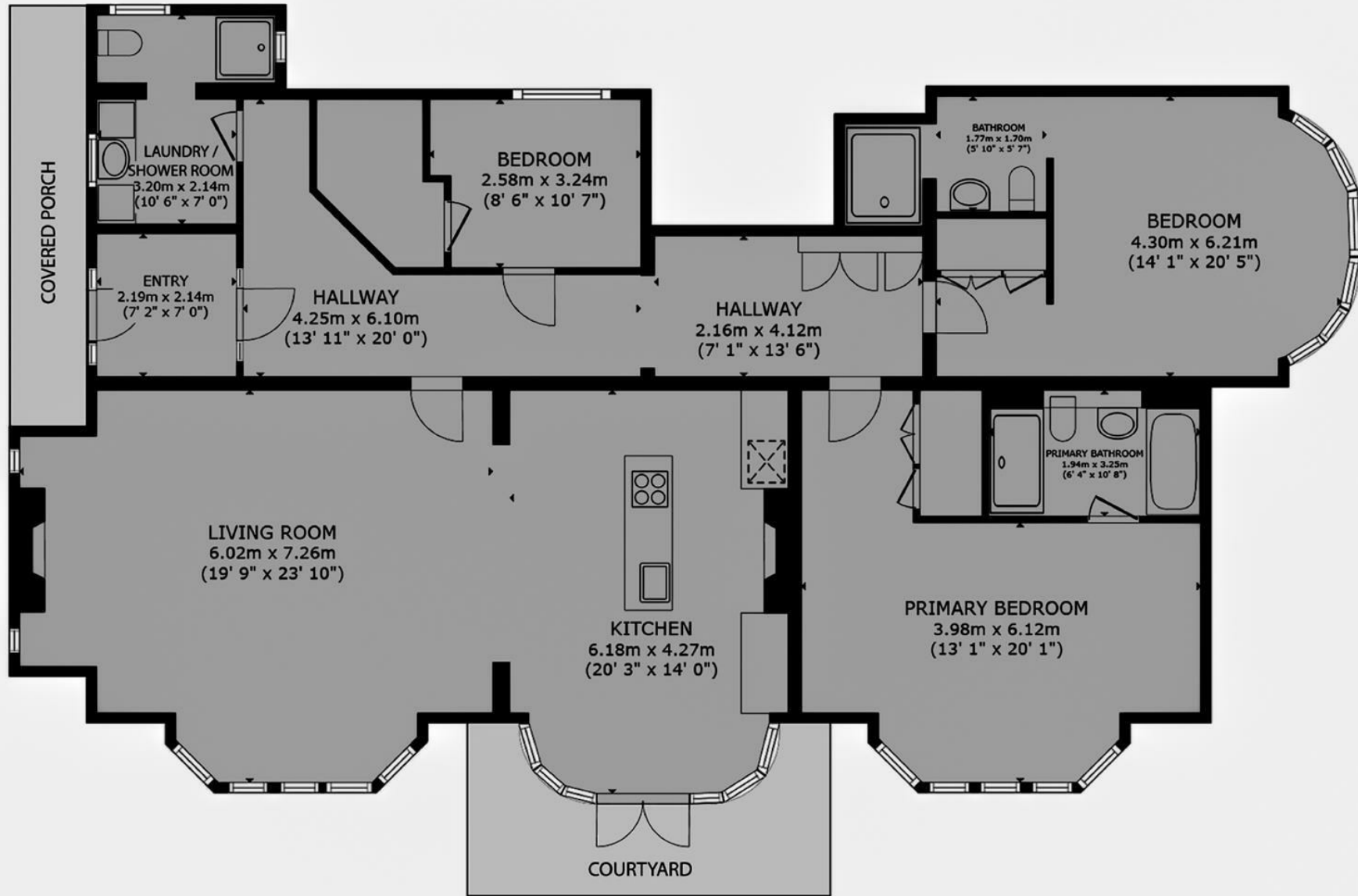
TENURE: Leasehold, Share of freehold, 999 years from 01/07/1982

MAINTAINANCE: TBC

GROUND RENT: N/A

COUNCIL TAX: Band E





## Key Drummond

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### All room dimensions given above are approximate measurements

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