



31 Western Avenue, Poole BH13 7AN
Guide Price £1,950,000 Freehold



****RARE FIND** A DETACHED BUNGALOW set on a LEVEL SOUTH FACING PLOT. The property is positioned on a well sought after road in BRANKSOME PARK. Potential for redevelopment.**

- RARE, LEVEL PLOT IN BRANKSOME PARK
- SET ON 0.75 OF AN ACRE
- POTENTIAL FOR REDEVELOPMENT
- SIX BEDROOMS
- ACCOMMODATION IN EXCESS OF 6000 SQFT
- SOUTH FACING PLOT

Branksome Park

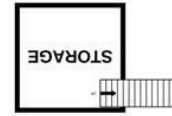
The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The 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

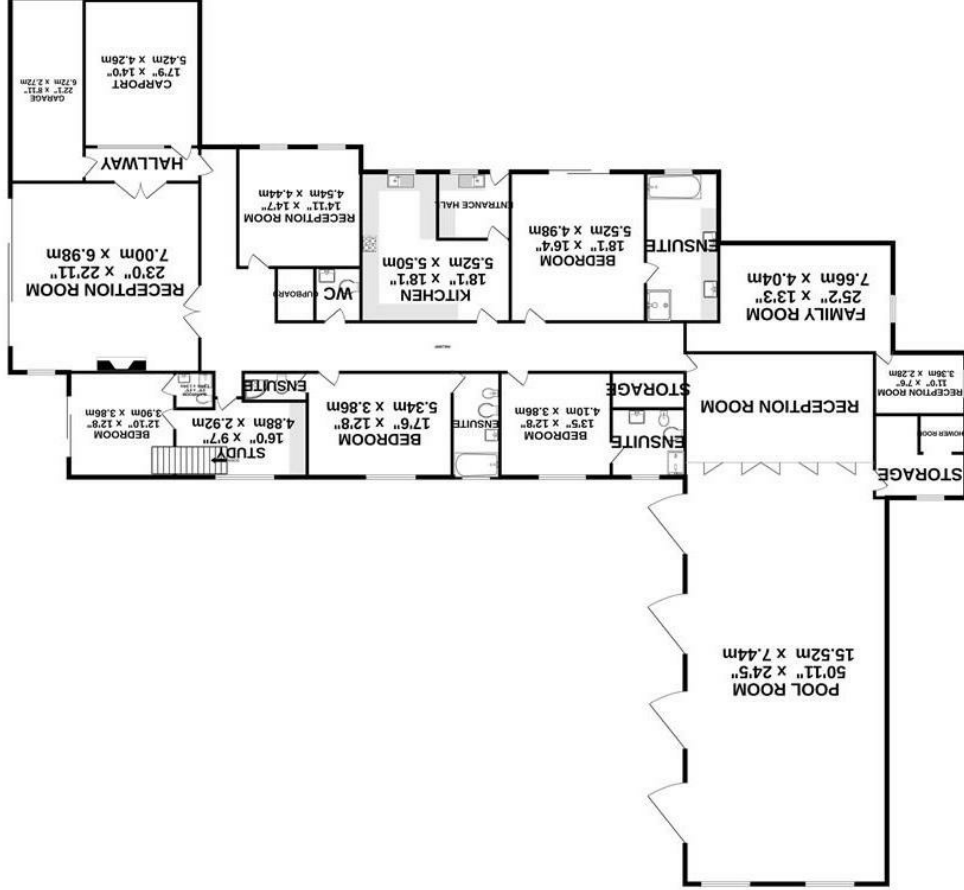
This expansive bungalow, set on approximately 0.75 acres in the prestigious Western Avenue, presents a rare opportunity in one of the area's most sought-after locations. The existing property is notably spacious and includes an indoor swimming pool complex, though it requires full modernisation.

Prospective purchasers should conduct their own due diligence regarding redevelopment possibilities and necessary permissions. There is a concept of what could be developed on the site which has been designed by renowned architects ARC, the current concept spans approximately 5,500 square feet, with the potential to extend a further 2,300 square feet if the pool complex is retained and refurbished.

Opportunities to acquire a building plot in the Branksome Park Conservation Area are increasingly rare, particularly in such an exceptional location.



BASEMENT LEVEL



GROUND FLOOR

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metropix ©2025

All room dimensions given above are approximate measurements. These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, the vendors accept any liability in respect of their contents.

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Very energy efficient - lowest running costs	A
Energy efficient	B
Decent energy efficiency	C
Some energy efficiency	D
Low energy efficiency	E
Very low energy efficiency	F
Lowest energy efficiency	G
Energy Performance Certificate (EPC) Reference: 2020/91/EC	70
Client:	Drummond

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lowest CO ₂ emissions	A
Low environmental impact	B
Decent environmental impact	C
Some environmental impact	D
High environmental impact	E
Very high environmental impact	F
Worst environmental impact - highest CO ₂ emissions	G
Environmental Impact Certificate (EIC) Reference: 2020/91/EC	78
Client:	Drummond