



Flat 5 Fulbrook Heights, 7 Lakeside Road, Branksome Park, Poole BH13 6LR  
Guide Price £650,000 Share of Freehold









**A beautifully appointed first floor apartment situated only a short walk from Branksome Chine Beach. This three bedroom property boasts spacious accommodation and a south facing balcony with chine views.**

- FIRST FLOOR APARTMENT
- LESS THAN FIVE MINUTES WALK TO THE BEACH
- THREE BEDROOMS, TWO BATHROOMS
- NO FORWARD CHAIN
- TWO UNDERGROUND PARKING SPACES
- IDEAL LOCK UP AND LEAVE

### **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 beautifully appointed first-floor apartment is located within the prestigious Fulbrook Heights development and offers three spacious bedrooms with a refined and contemporary finish throughout. The property is ideally positioned between Poole and Bournemouth, just a short five minute walk from the golden sands of Branksome Chine beach and Rockwater.

Accessed via a lift or staircase, the apartment welcomes you through a secure entry system into a bright, generous hallway complete with coat and storage cupboards. The south-facing sitting room is flooded with natural light and opens onto a large private balcony with views across the landscaped communal gardens. The kitchen and breakfast area has been thoughtfully designed with sleek, modern cabinetry and granite worktops. High-spec Siemens appliances include a double oven with integrated microwave, grill, and convection settings, a five-burner gas hob with extractor, an integrated dishwasher, a fridge-freezer, and a washer-dryer.

The main bedroom is well-proportioned, featuring fitted wardrobes and a stylish en-suite with Villeroy & Boch fixtures, a large walk-in shower, WC, and wash basin. There are two additional bedrooms (one of which is a double, with the third being an office/guest room), serviced by a family bathroom.

Fulbrook Heights enjoys a prime location just a short walk from the award-winning Branksome Chine beach and within easy reach of both Poole and Bournemouth town centres. Canford Cliffs village, around 10 minutes away on foot, offers a selection of everyday conveniences, including a post office, pharmacy, bank, and welcoming cafés. Ashley Cross is also nearby and known for its excellent restaurants and wine bars. The area is perfect for outdoor enthusiasts, with easy access to watersports, Parkstone Golf Club, and The Club at Meyrick Park.





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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.

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