



**2 Pinehurst Hall 23 Burton Road, Poole BH13 6DT**  
**Guide Price £525,000 Share of Freehold**





A characterful and charming ground floor apartment situated only a short walk from Westbourne. This three double bedroom property boasts spacious accommodation, access to a garden and benefits from being recently renovated throughout.

- BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT
- PRIVATE ENTRANCE
- THREE DOUBLE BEDROOMS
- CHARACTER FEATURES THROUGHOUT
- PARKING AND GARAGE
- GARDEN
- PETS ALLOWED

### 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 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, timber flooring, wonderful large windows and spans a large portion of the ground floor within this impressive building.

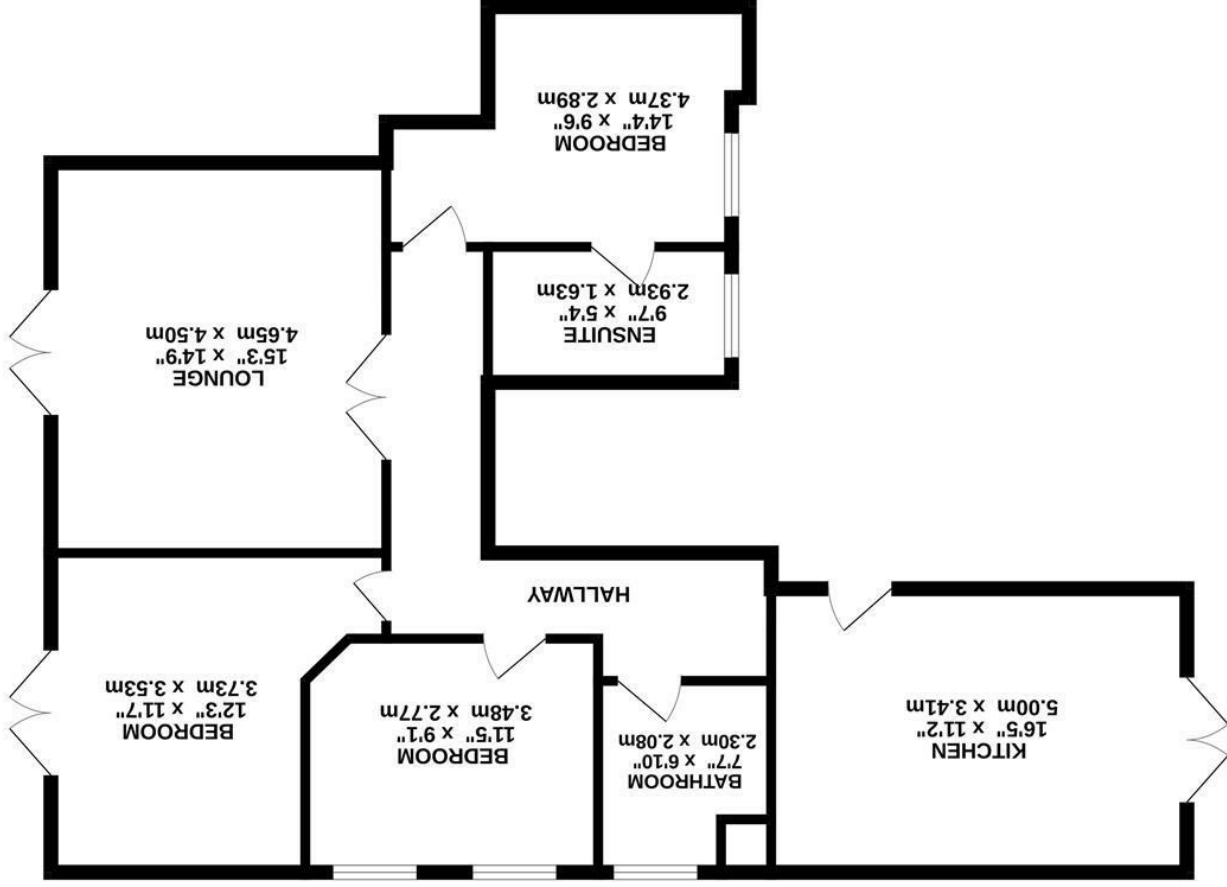
The property benefits from its own front door which leads into the spacious kitchen/dining room. The hallway then leads to all the principle rooms which is comprised of three large double bedrooms, the main bedroom of which has an en suite, a lounge, family bathroom and ample storage space.

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.





## GROUND FLOOR 960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

Whilst 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 omission 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 operability or efficiency can be given.

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:  
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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.

Energy Efficiency Rating	
Any energy efficient rating missing looks	Passive A
101 kWh/m <sup>2</sup>	B
106 kWh/m <sup>2</sup>	C
111 kWh/m <sup>2</sup>	D
116 kWh/m <sup>2</sup>	E
121 kWh/m <sup>2</sup>	F
126 kWh/m <sup>2</sup>	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Any environmental impact rating missing looks	Passive A
101 g/kWh	B
106 g/kWh	C
111 g/kWh	D
116 g/kWh	E
121 g/kWh	F
126 g/kWh	G