

The Penthouse

56 The Avenue
Branksome Park, Poole, Dorset
BH13 6LW



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Price guide £1,650,000

Offered for sale in true show home condition, a great opportunity to acquire the 'Jewel in the Crown', a simply stunning duplex penthouse apartment situated at an iconic nearly new and exclusive development set in a wonderful location.

Summary of Accommodation

- Amazing beachside location • Close to Branksome Beach
- 3 bedroom duplex penthouse with direct lift access
- 2 stylish bathrooms • Guest cloakroom
- Separate utility room
- 36ft kitchen/living/dining area
- Fantastic 913 sq ft roof terrace with sea views
- Secure underground parking for 2 vehicles
- 2 personal store rooms • No forward chain





The living space extends to just over 2,106 sq ft and the luxurious specification includes direct coded lift entry to the third floor, App operated underfloor heating and alarm system, powder coated aluminium windows and patio doors with solar controlled glazing as well as an integrated Bluetooth sound system.

The accommodation on the second floor comprises three double bedrooms, two of which open to a generous balcony and all fitted with bespoke bedroom furniture. The principal bedroom is en-suite and there is a stylish family bathroom serving bedrooms 2 and 3.

An internal staircase rises to the third floor which gives access to the very generous roof terrace and is home to the spectacular open plan lifestyle room featuring the living and dining areas as well as the fabulous kitchen with stone topped central island and breakfast bar, fitted with high end appliances with brand names to include Gaggenau, Siemens and Quooker.

Also on this floor is a useful utility room with plenty of storage along with a guest cloakroom.

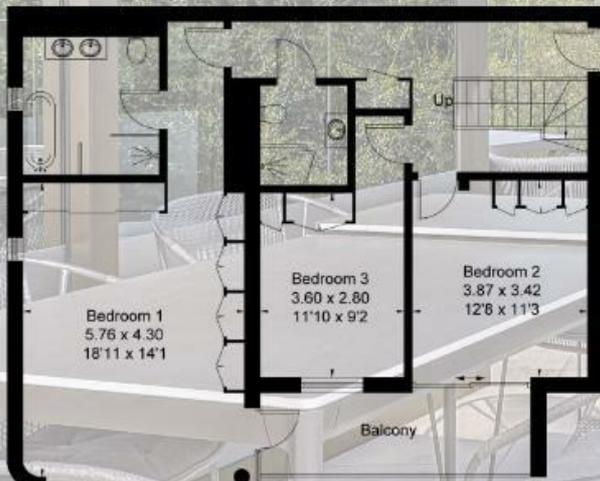
Situated less than 200 metres away from one of the area's glorious sandy beaches at Branksome Chine where one can enjoy breakfast, lunch or dinner in the locally renowned Branksome Beach restaurant.

From here, you can stroll along the promenade to Bournemouth in one direction and the world famous Sandbanks Peninsula in the other. The amenities of Canford Cliffs village are close by as is the cosmopolitan suburb of Westbourne where a whole host of coffee bars, hair/beauty salons as well as excellent eateries and individual boutiques can be found.

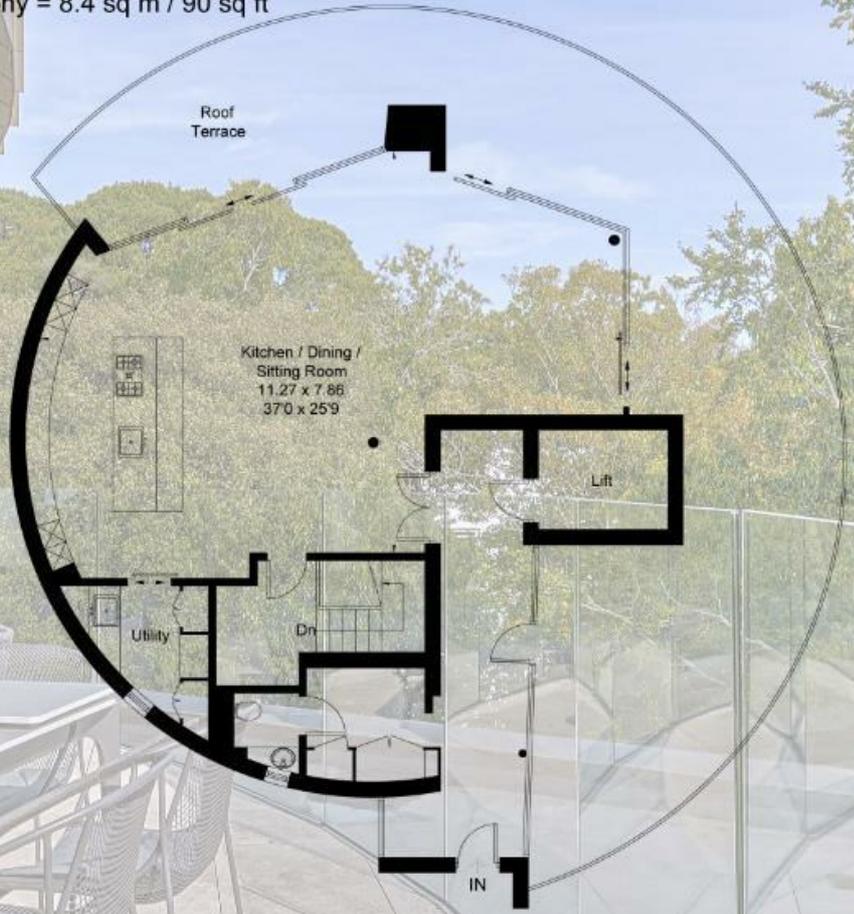
Approximate Area = 195.7 sq m / 2106 sq ft
 Stores = 12.7 sq m / 137 sq ft
 Total = 208.4 sq m / 2243 sq ft
 Roof Terrace = 84.8 sq m / 913 sq ft
 Balcony = 8.4 sq m / 90 sq ft



(Not Shown In Actual Location / Orientation)



Second Floor



Third Floor

Lloyds Property Group

PROPERTY NAME

The Penthouse

LOCATION

BH13 6LW

TOTAL FLOOR AREA

2106.00 sq ft

COUNCIL TAX

Band H BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3662

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale