

**23 Rozel Manor**  
48 Western Road  
Branksome Park, Poole, Dorset  
BH13 6EX



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*Price guide £899,950*

Set within exclusive Branksome Park - an area of natural beauty and architectural distinction - this exceptional penthouse residence offers the epitome of coastal luxury. Occupying the majority of the top floor of a secure, gated development, the apartment has views over the sea and the Purbeck Hills beyond.

## *Summary of Accommodation*

4 double bedrooms • 3 bathrooms

4 beautifully appointed reception rooms

27ft terrace • Patio area • Utility room

Bespoke kitchen

Double garage with additional visitor parking

Meticulously maintained communal grounds

Located within a secure, gated development

Lift access to all floors

No pets or holiday lets allowed







Elegantly refurbished throughout, this home offers a rare blend of sophisticated interiors, expansive living spaces and a private setting just moments from the South Coast's most prestigious beaches. This stunning penthouse is accessed via secure gates and a lift serving all floors.

The property offers a level of space and privacy rarely found in apartment living. Internally, the property has been thoughtfully redesigned and finished to an exacting standard. The accommodation flows beautifully, with four distinct reception rooms providing versatile living and entertaining areas.

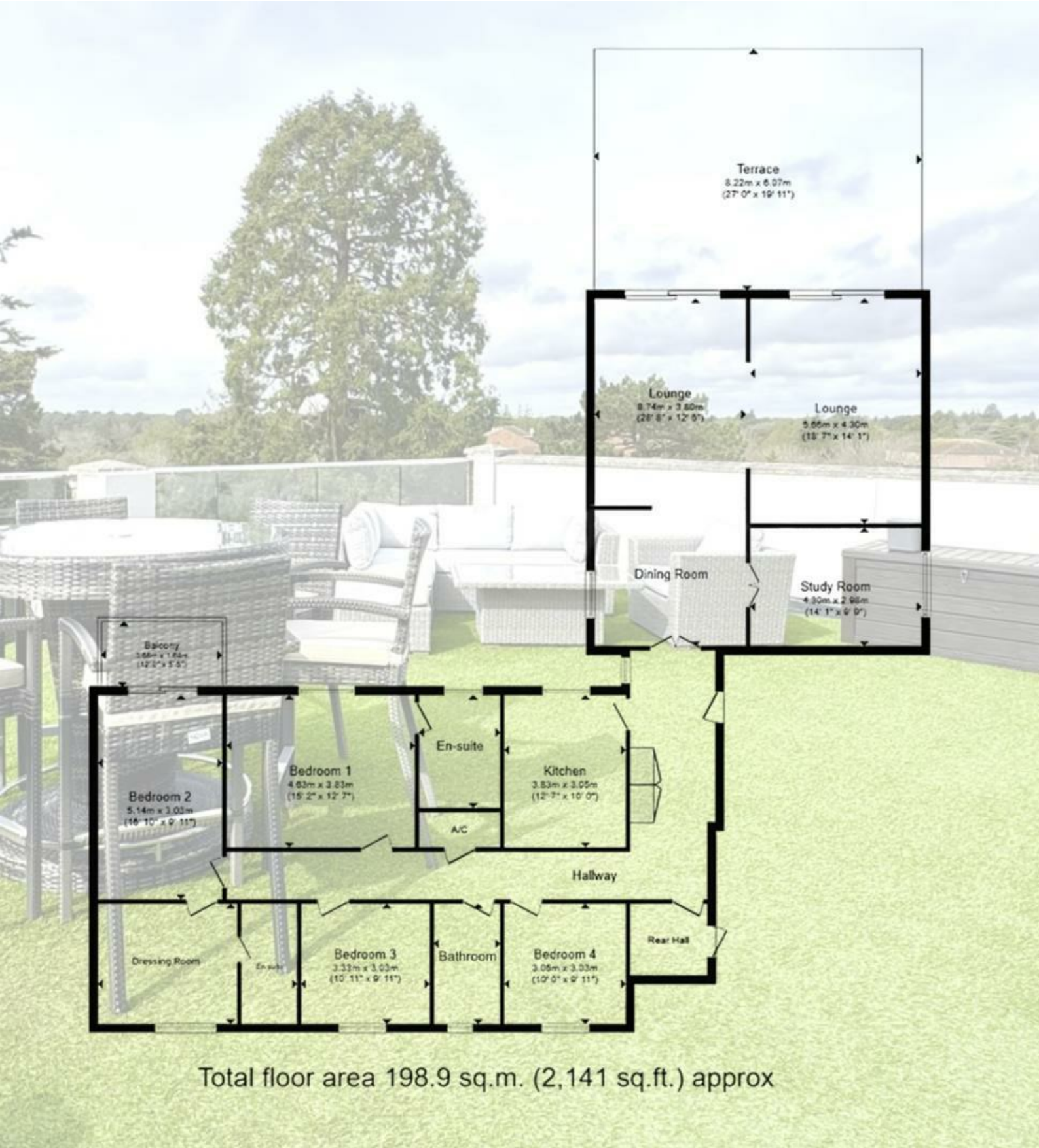
The bespoke kitchen is fitted with high-end appliances and stylish finishes. From the reception space there are two sets of patio doors leading on to the generous south facing terrace, ideal for outdoor dining and enjoying the expansive views.

Each of the four double bedrooms offers tranquil, elevated views, with the principal suite enjoying a private en-suite and ample built-in storage. A further two bathrooms, a dedicated utility room and generous storage throughout enhance the practicality of the layout.

Set within the conservation area of Branksome Park, the property enjoys a unique combination of seclusion and convenience. The Blue Flag beaches of Branksome Chine are within easy reach, offering miles of golden sand, while Sandbanks Peninsula—a renowned hub for watersports and coastal dining—is just a short drive away. Nearby, the vibrant villages of Canford Cliffs and Westbourne offer a range of boutique shops, artisan cafés, and fine dining establishments.

For those requiring travel connections, there are direct train links to London Waterloo, while the A338 Wessex Way connects swiftly to the M27 and M3. Bournemouth and Southampton airports are also within convenient reach.





## Lloyds Property Group

PROPERTY NAME

23 Rozel Manor

LOCATION

BH13 6EX

TOTAL FLOOR AREA

2141.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

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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*