



**FLAT 6, BEACH BREEZE 38A, THE AVENUE, POOLE, DORSET, BH13**

**OIEO £450,000 SHARE OF FREEHOLD**

Beach Breeze is a small and exclusive development of just twelve two and three-bedroom apartments set in surprisingly spacious grounds close to Westbourne village as well as the award-winning beaches. The development is enclosed by secure gates and the landscaped gardens are largely level and enjoy the sun throughout the day. There is a large balcony overlooking the grounds as well as off road parking.

Three Bedrooms | Two Bathrooms | Fantastic Storage | Open Plan  
Kitchen/Living Room | Quiet Position | Branksome Park Location | Vendors  
Suited | Off Road Parking

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

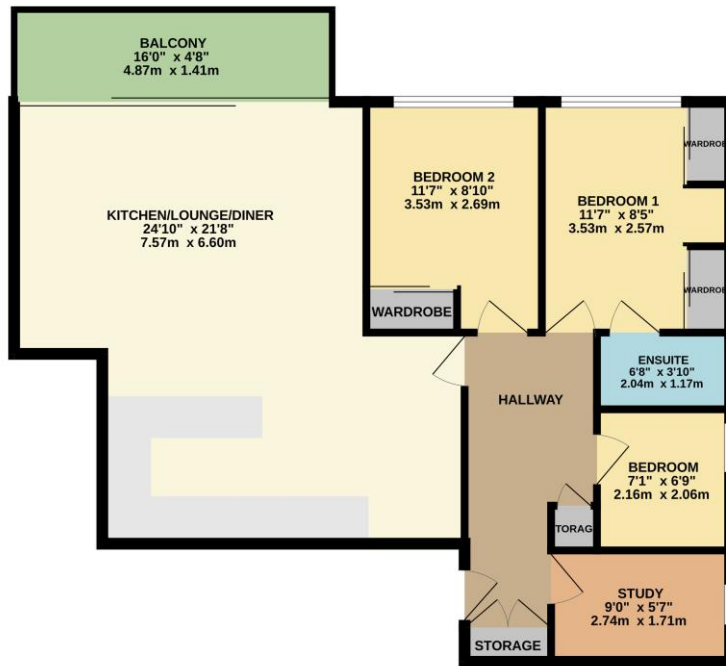
The property is accessed via a secure and well-presented communal hallway where stairs or a lift lead to the first floor and the entrance to the apartment itself. The hallway is bright and airy with ample storage and doors to principal rooms.

A particular feature of the property is the extremely spacious open plan kitchen/lounge/diner with a high end fitted kitchen and integrated appliances. From here a large sliding door gives direct balcony access and is suitable for a table and chairs with views over the beautiful communal gardens and mature trees surrounding the property.

There are three generous bedrooms with a range of luxurious fitted wardrobes. The master of which has the added benefit of a fully tiled en suite shower room comprising a double shower cubicle, WC and wash hand basin. Bedroom three lends itself well as a home office. The main family bathroom includes a bath/shower, WC and wash hand basin. They have been finished to an exacting standard in terms of the tiling and fitments used.

Outside there is off road parking situated to the side of the property. Viewing highly recommended to appreciate the overall finish of this stunning property.

FIRST FLOOR  
836 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: E**

**TENURE:** Share of Freehold 995 Years

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1650pa

## AT A GLANCE

- Three Bedrooms
- Two Bathrooms
- Fantastic Storage
- Open Plan Kitchen/Living Room
- Quiet Position
- Branksome Park Location
- Vendors Suited
- Off Road Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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