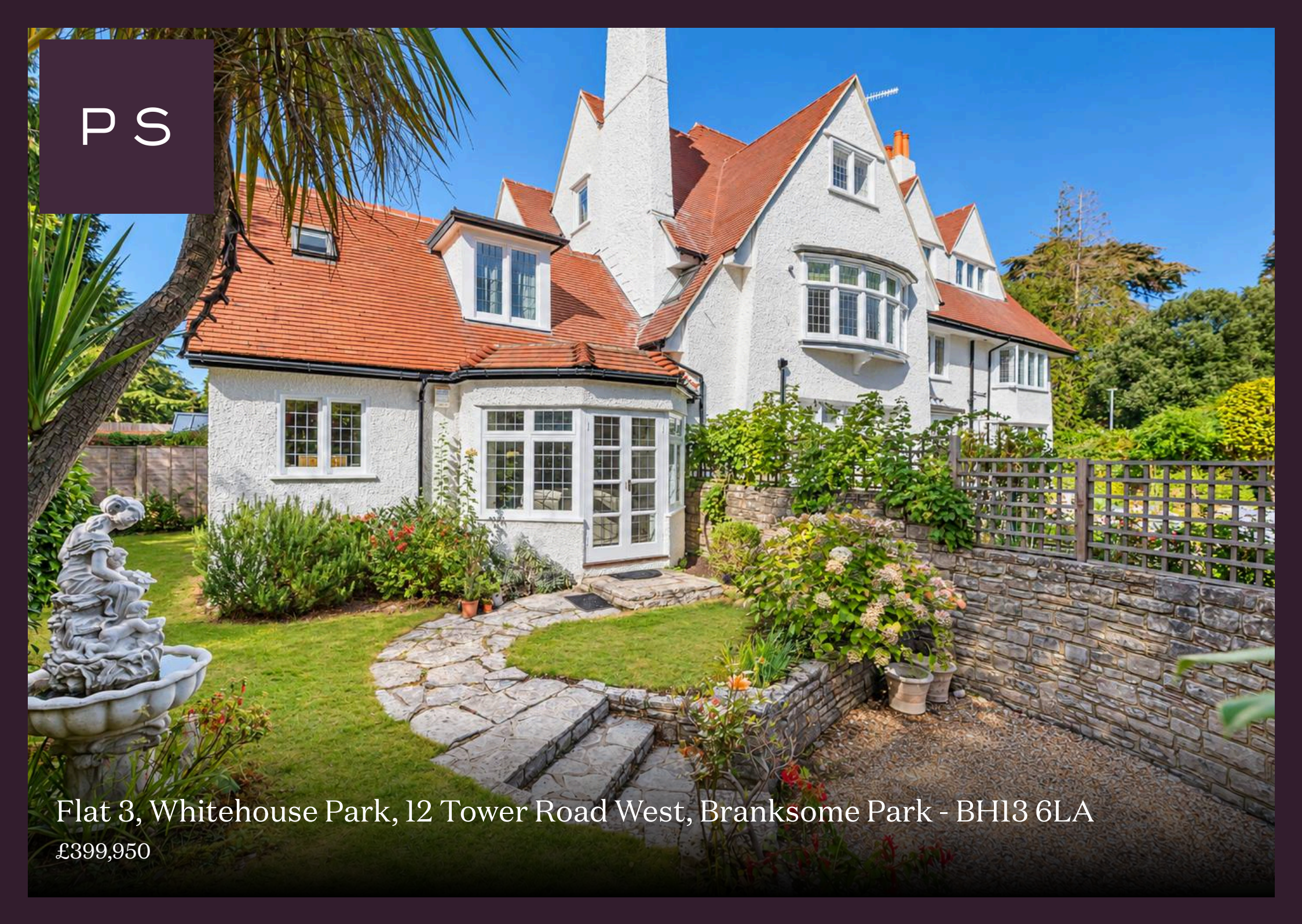




PS

Flat 3, Whitehouse Park, 12 Tower Road West, Branksome Park - BH13 6LA
£399,950



Flat 3, Whitehouse Park

A charming two bedroom, two bathroom garden cottage, forming part of a prestigious development of converted apartments. Offering an unusual combination of character, privacy and practical accommodation, the property benefits from its own landscaped garden, a garage and an allocated parking space.

- Walking distance to local award winning beaches
- Charming semi detached garden cottage
- Family bathroom and ensuite bathroom
- Bright L shaped living and dining room
- Private landscaped garden
- Garage, plus one allocated parking space
- Internal area of approximately 870 sq.ft.
- Service Charge: Approx £1,835 per annum
- Share of Freehold
- Council Tax Band E: £2,933.31 per annum
- EPC Rating: E



An audio entry system provides access to the communal hallway, where the private entrance to the cottage is located.

Inside, the generous entrance hall includes a large walk in storage cupboard with mirrored doors and a useful area for home working. The bright L shaped living and dining room provides comfortable space for relaxing and entertaining, with double opening French doors opening directly onto the private garden. The modern kitchen offers a practical arrangement of floor and wall mounted cabinetry. A double bedroom and family bathroom complete the ground floor accommodation.

Upstairs, the principal bedroom provides a private retreat with fitted wardrobes and its own ensuite bathroom.

OUTSIDE

The attractively landscaped private garden is accessed directly from the living and dining room, creating a natural extension of the principal reception space. The property also benefits from a private garage and one allocated parking space.

LOCATION

Set within the leafy surroundings of Branksome Park, the property is ideally positioned for enjoying the area's exceptional coastal lifestyle. Branksome Chine and the sandy beaches are close by, offering sea swimming, paddleboarding and seasonal water sports, while Poole Harbour and Sandbanks provide further opportunities for sailing and boating.

Westbourne is also within easy reach, with its excellent selection of independent shops, cafés, restaurants and everyday amenities. Branksome railway station is approximately 1.7 kilometres away, providing direct services to London Waterloo, while convenient road links connect Poole, Bournemouth and the wider Dorset coastline.



Approximate Floor Area = 80.8 sq m / 870 sq ft





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