

Flat 3, Carlton Gate, 1 Balcombe Road - BH13 6DX

Offers in Excess of £550,000









Carlton Gate

Branksome Park

Positioned within one of Branksome Park's established residential enclaves, this particularly spacious three bedroom apartment enjoys a notably private setting surrounded by mature woodland style gardens, together with a southerly aspect corner balcony overlooking the greenery beyond. With 1,307 sq.ft., the apartment has a reassuring sense of proportion throughout, from the generous central hallway to the wide living and dining spaces. Large windows draw natural greenery into almost every room, creating a calm and tranquil atmosphere across the day. The layout also suits both permanent occupation and lateral downsize living, with lift access, garaging and balanced bedroom accommodation arranged within a well maintained development.

- Level walking distance to Westbourne
- Generous living room with opening arch to separate dining area
- Principal bedroom with fitted wardrobes and ensuite bathroom
- Southerly aspect corner balcony overlooking lush landscaped gardens
- Private double garage and additional visitor parking
- Approx. 0.8 miles from Branksome Chine Beach
- Peaceful wooded setting set back from the road
- Share of Freehold
- Service Charge £3,875 per annum
- Remaining lease 157 years
- Council Tax Band F £3,513.68
- EPC Rating C
- Holiday lets not allowed
- Total Area: 1,307 sq.ft.



ABOUT THIS PROPERTY:

A well maintained communal entrance with lift access leads to the first floor, where the apartment opens into a notably wide and welcoming hallway that immediately establishes the scale of the accommodation. The principal reception space is arranged as a large sitting room flowing openly through to a separate dining area, creating a layout that feels both sociable and comfortably proportioned. Full height glazed doors open directly onto the south facing balcony, which has a particularly green and peaceful outlook over the surrounding trees and established gardens. The covered balcony allows for sheltered outdoor seating, which benefits from both sun and shade throughout the day, and draws in natural light through the reception rooms. The kitchen is arranged separately with generous preparation space, ample storage and room for informal dining. Large windows continue the connection with the surrounding greenery, softening the practical layout with natural light. Bedroom accommodation is thoughtfully separated from the main living spaces. The principal suite is especially generous, incorporating fitted wardrobes and a large ensuite bathroom with both bath and separate shower. Two further double bedrooms are served by a family bathroom, offering flexibility for guests, study use or longer term visiting family.

LOCATION:

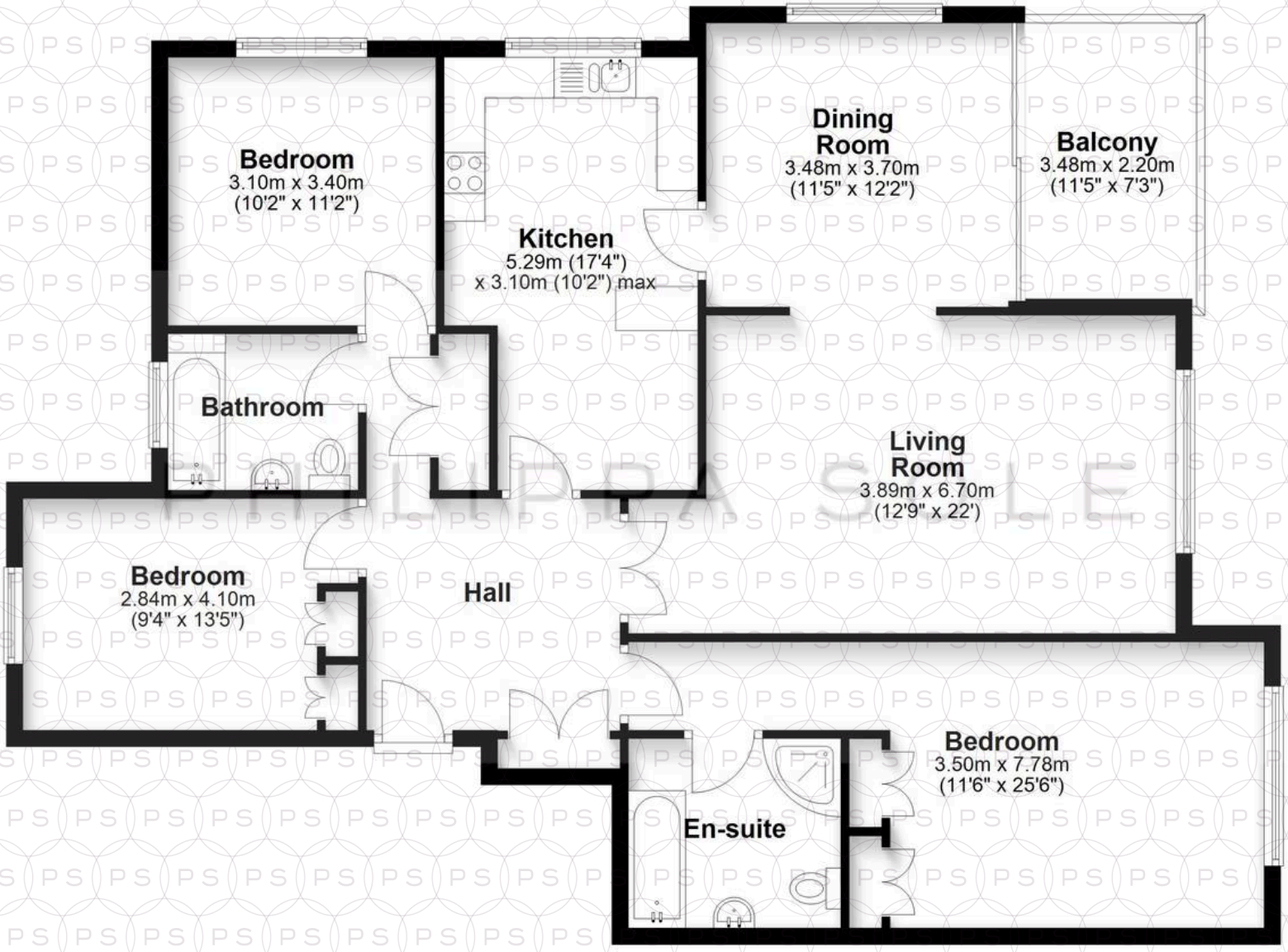
Carlton Gate sits well back from Balcombe Road behind a long tree lined approach, creating an immediate sense of calm rarely associated with apartment living. Branksome Park remains one of the South Coast's most desirable residential addresses, valued for its combination of mature landscaping and beach accessibility. Balcombe Road sits conveniently between Canford Cliffs Village and Westbourne, both offering a well regarded collection of cafés, restaurants, independent shops and everyday amenities. The award winning beaches are less than a mile away and can be reached via wooded chine footpaths. The area is also well positioned for access to Poole Harbour, Parkstone Golf Club and the marina environment around Lilliput and Sandbanks. Branksome railway station offers direct services to London Waterloo in approx. two hours, making the area equally practical for permanent occupation or a coastal second home.







First Floor



Total area: approx. 121.4 sq. metres (1307.0 sq. feet)

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Plan produced using PlanUp.

Flat 3, Carlton Gate, 1 Balcombe Road, -



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

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