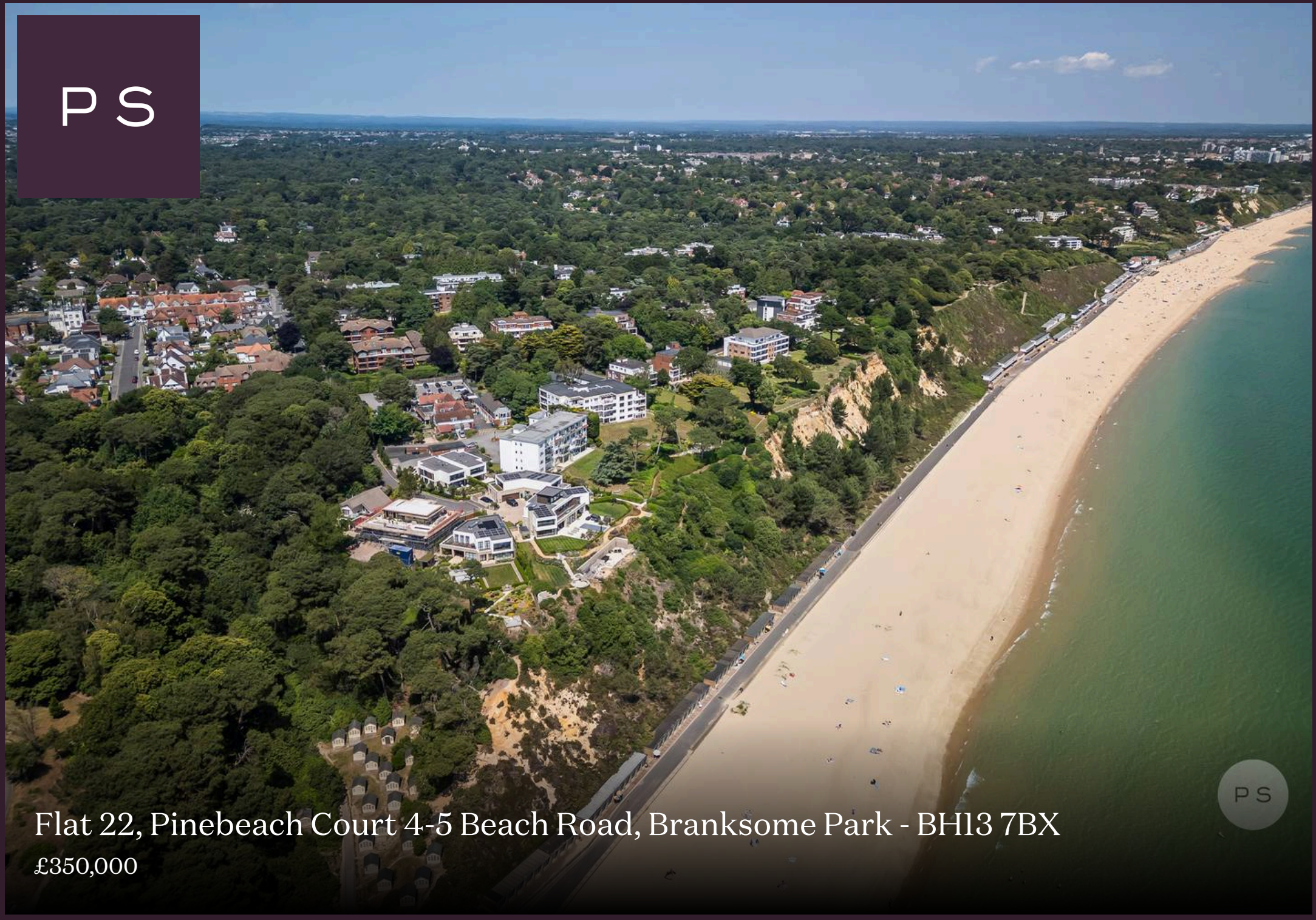
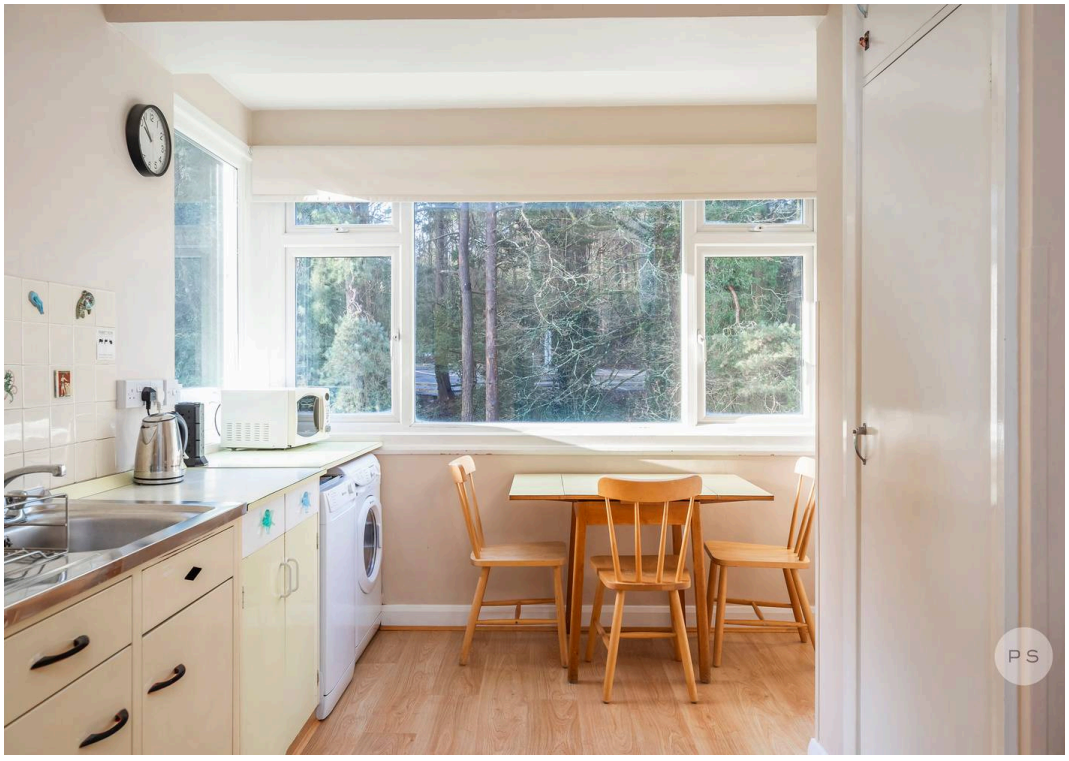
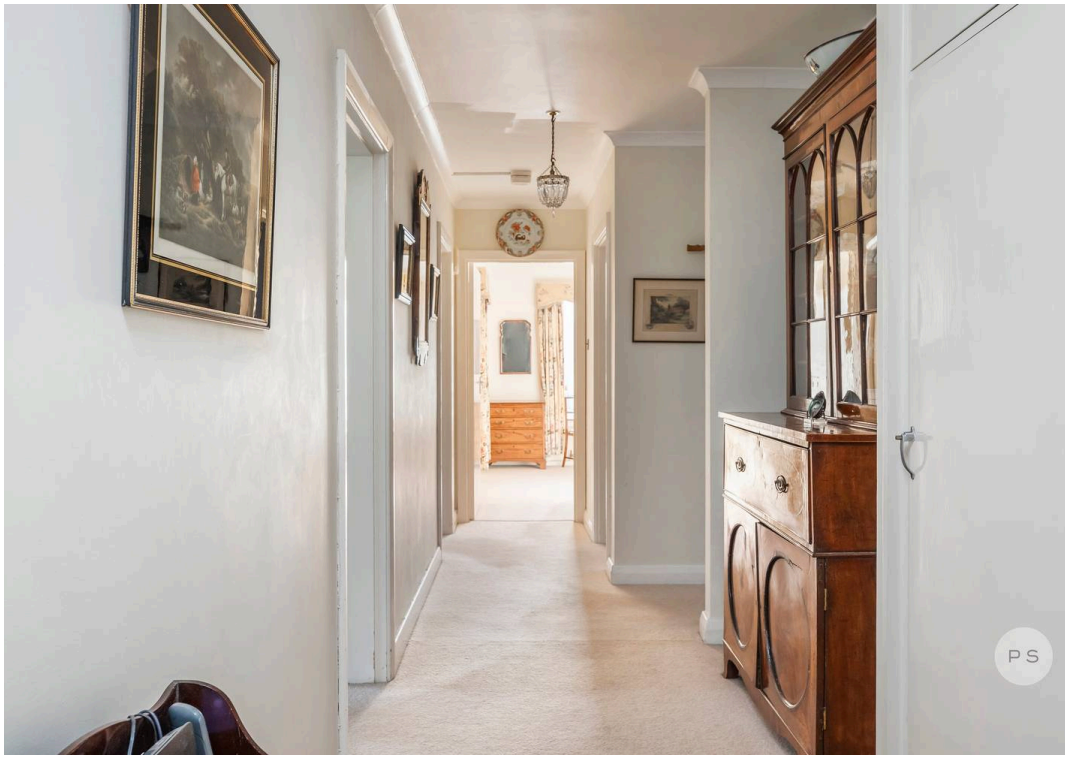


P S

Flat 22, Pinebeach Court 4-5 Beach Road, Branksome Park - BH13 7BX

£350,000









Flat 22, Pinebeach Court

Tucked quietly behind Beach Road and framed by mature woodland, Pinebeach Court offers an increasingly rare blend of space, light and proximity to the beach. Positioned on the second floor of this well regarded development, the apartment enjoys elevated views across beautifully maintained communal gardens with the sound of the sea just beyond the tree canopy. With three double bedrooms, the apartment is well suited to a couple or small family seeking a lifestyle location close to the beach. One of the bedrooms lends itself perfectly to use as a home office, enjoying natural light and elevated green views across the surrounding trees and gardens. The apartment is pet friendly, adding to its appeal as a comfortable and practical long term home.

- 300m to Branksome Beach and coastal paths
- Three double bedrooms and 2 reception areas
- Spacious 2nd floor apartment with lift access
- Approx 1181 Sq.ft. / 109.8 sq.m. of well proportioned accommodation
- Sunroom overlooking beautifully maintained communal garden
- Excellent scope to enhance while enjoying immediately
- Set within Branksome Park close to Canford Cliffs Village
- Garage and visitor off-road parking
- Share of Freehold
- Pets allowed under licence
- Maintenance & Service Charge £1,637.50 quarterly
- Council Tax band D: £2,399.99
- EPC Rating: D



With just two apartments per floor, conveniently served by a lift, the accommodation extends to more than 1,180 sq.ft and unfolds from a generous central entrance hall that immediately sets the tone for the proportions found throughout. The main reception room is a wonderfully calm and elegant space, easily accommodating both seating and dining areas, with large windows drawing in natural light and leafy outlooks. From here, a delightful covered sun room with a south-easterly orientation provides a versatile additional reception space, ideal as a reading room, studio or simply a quiet place to pause.

The kitchen breakfast room is well arranged with space for informal dining and wide windows overlooking the gardens, creating a pleasant everyday setting. There are three bedrooms in total, all comfortable doubles, each enjoying a peaceful aspect. The principal bedroom is particularly generous and benefits from excellent storage and a serene southerly outlook. A family bathroom and a separate WC serve the apartment, offering flexibility for guests and day to day living.

The apartment has been clearly well cared for and presents an excellent opportunity for a purchaser to enjoy immediately or gently modernise over time, enhancing what is already a substantial and well balanced coastal home.

OUTSIDE:

The apartment benefits from an allocated garage positioned adjacent to the block, along with additional off road visitor parking. The property is offered with no forward chain, and the service charge includes water rates, hot water and heating supplied via a communal boiler.

LOCATION:

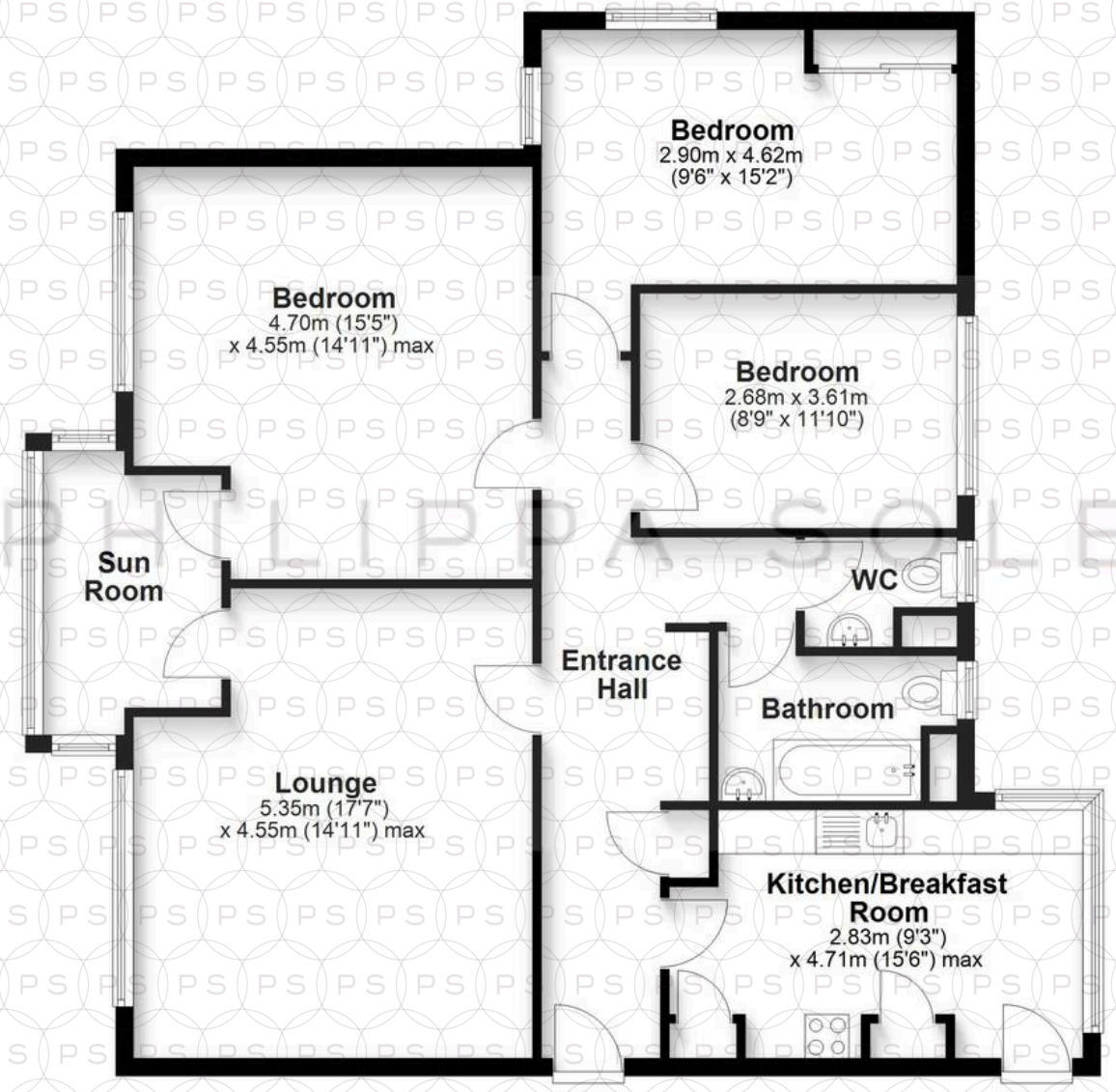
Pinebeach Court is aptly named, set among the tranquillity of mature pine trees and positioned less than 300 metres from the sandy shoreline at Branksome Chine, with coastal paths stretching towards Sandbanks. The boutique shops, cafés, restaurants and convenience stores of highly desirable Canford Cliffs village are approximately 0.2 miles away, along with the local library.







Second Floor



PHILIP PASCOE

Total area: approx. 109.8 sq. metres (1181.3 sq. feet)

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Plan produced using PlanUp.

Flat 22, Pinebeach Court 4-5, Beach Road, -



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