



Canford Cliffs

A BRIGHT AND SPACIOUS 2/3 BEDROOM APARTMENT
EPC Rating: Band TBC

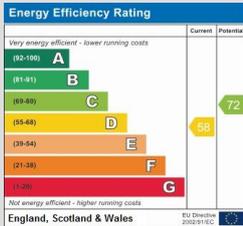
£350,000





**Branksome Court
5 Western Avenue
Canford Cliffs, Poole
BH13 7BD**

SOUTH FACING APARTMENT CLOSE TO BEACH AND SHOPS. Set on the ground floor of this well regarded block just moments from the beach and shops of Canford Cliffs Village, a bright and spacious two/three bedroom apartment with flexible accommodation options. (ref:859600)



The property is situated in a sought-after and prestigious block in a prime Canford Cliffs location, with the shops and amenities of Canford Cliffs as well as the sandy beaches very close by.

This popular positioning would make the apartment ideal either as a spacious main home for those wishing to downsize to the coast, or equally those seeking a bright beachside holiday home in one of the South's most desirable locations.

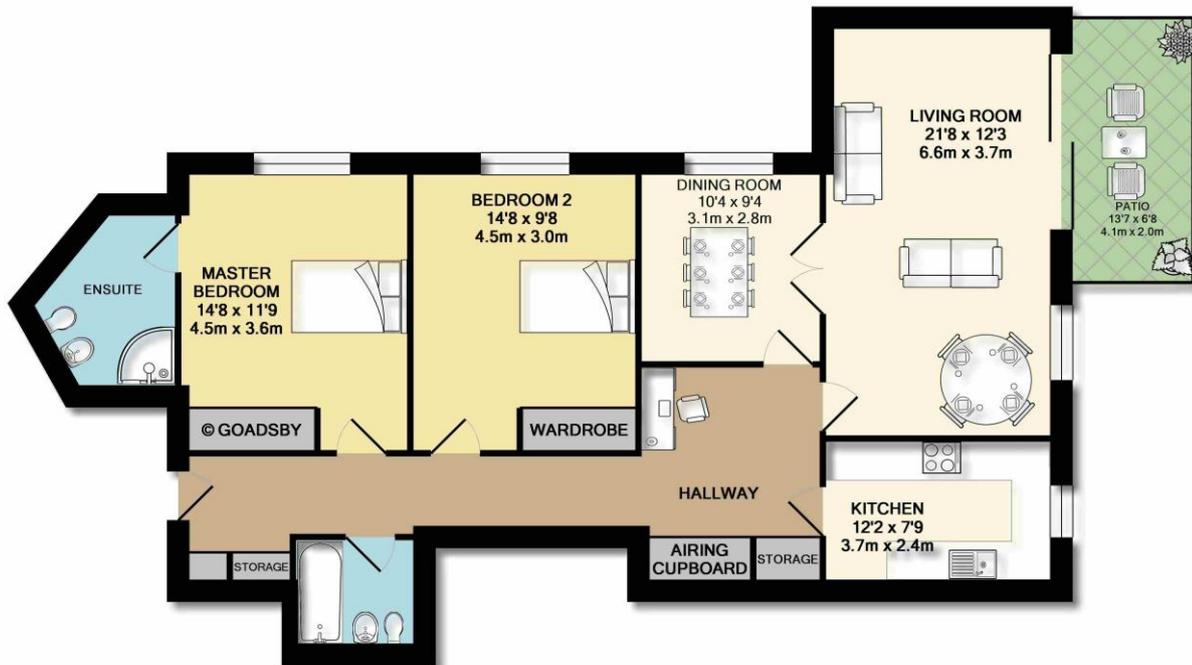
The apartment, due to its southerly aspect, is bright and is presented in fine order throughout, whilst also having potential for a new owner to modernise and 'put their own stamp' on the property.

Particularly noteworthy is the flexible accommodation on offer with one room, which is currently used as a dining room, but which is commonly amended to a third bedroom by other residents in the block. This feature has always proved popular with buyers in Branksome Court in the past as it provides the option to use the third bedroom when guests or family visit but equally have that all important extra living space - ideal for downsizers.

The exceptional living space is striking on arrival and further accommodation comprises two double bedrooms, including a spacious Master Bedroom with en-suite, equally good sized bedroom 2, a family bathroom and plenty of storage throughout. There is also space for an office/study area in what is a large hallway.

The communal gardens of the block are beautifully landscaped and well maintained and the apartment is also conveyed with its own garage. Ample visitor parking is also on offer.

It is rare for apartments with such a bright and beautiful aspect this close to the beach and Canford Cliffs to become available and we would urge viewing quickly to avoid disappointment.



Floor Plan is for guidance only and is NOT to SCALE © Goadsby
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Brochure prepared by Matthew Cowley

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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