



## Spacious second floor apartment with sea views

**Branksome Chine, Poole, Dorset, BH13**

Guide Price £1,295,000 Shared Freehold (Lease Expiry 3001)





Entrance hall • 3 bedrooms • 3 bath/shower rooms (all en suite) • Kitchen • Sitting/dining room • Cloakroom and Separate Utility room • Two balconies • Two parking spaces

#### Local information

The area is renowned for its seven miles of golden beaches, beautiful parks and gardens. Branksome Chine/Canford Cliffs are coastal areas located midway between the town centres of Bournemouth and Poole, both of which offering a wealth of shopping, recreation and entertainment facilities. Poole Harbour is the second largest natural harbour in the world and the town is recognised as one of the finest places to live in the country.

Positioned approximately 200 metres from the golden sands of Branksome Beach, the apartment is also ideally located for the restaurants and facilities of nearby Canford Cliffs. The apartment is also close to a bus route that provides services to Bournemouth, Westbourne, Canford Cliffs and Sandbanks.

Branksome Beach 200 metres  
Canford Cliffs shops 0.6 miles  
Westbourne 1.4 miles  
Bournemouth centre 2.4 miles  
Poole centre 4.3 miles  
Bournemouth Airport 8.4 miles  
London 110 miles (2 hours by train). All times and distances are approximate

#### About this property

Chatsworth is a modern development of luxury apartments occupying a superb position overlooking the sea and set within extensive well-maintained grounds, from which there is direct access onto Branksome Chine beach.

Savills are delighted to offer for sale this spacious second floor apartment with stunning sea views.

The accommodation comprises an entrance hall, large sitting/dining room, modern fitted kitchen, utility room, three en suite bedrooms, and cloakroom. There are two balconies, one accessed from the sitting room and the other via the main bedroom suite.

In addition, there are two underground parking spaces with direct lift access

Additional features to note include:

- Audio/visual entry phone system
- Automatic passenger lift
- Underfloor heating
- Fitted wardrobes to all bedrooms

#### Tenure

Shared Freehold (Lease Expiry 3001)

#### Local Authority

BCP

#### Council Tax

Band = G

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills









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Approximate Floor Area = 159.0 sq m / 1710 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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