

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Beach Breeze, 38A The Avenue, Poole, Dorset

**Asking Price £499,999
(Offers In Excess Of)**



Corbin & Co are excited to present this luxurious top floor two-bedroom apartment located in the sought-after area of Branksome, on The Avenue, BH13. The apartment comes with a SHARE OF FREEHOLD, adding to its appeal and value.

Situated in a modern development comprising 12 apartments, the building is equipped with a lift providing access to all floors. Each apartment has an allocated parking space, and there is also visitor parking available on the premises. Additionally, residents can make use of a large communal storage shed designed for bike storage. The top floor apartment boasts a spacious open-plan design, featuring a 24 ft kitchen/lounge/diner. Natural light fills the living area through sliding doors that lead to a private balcony, offering a delightful outdoor space.

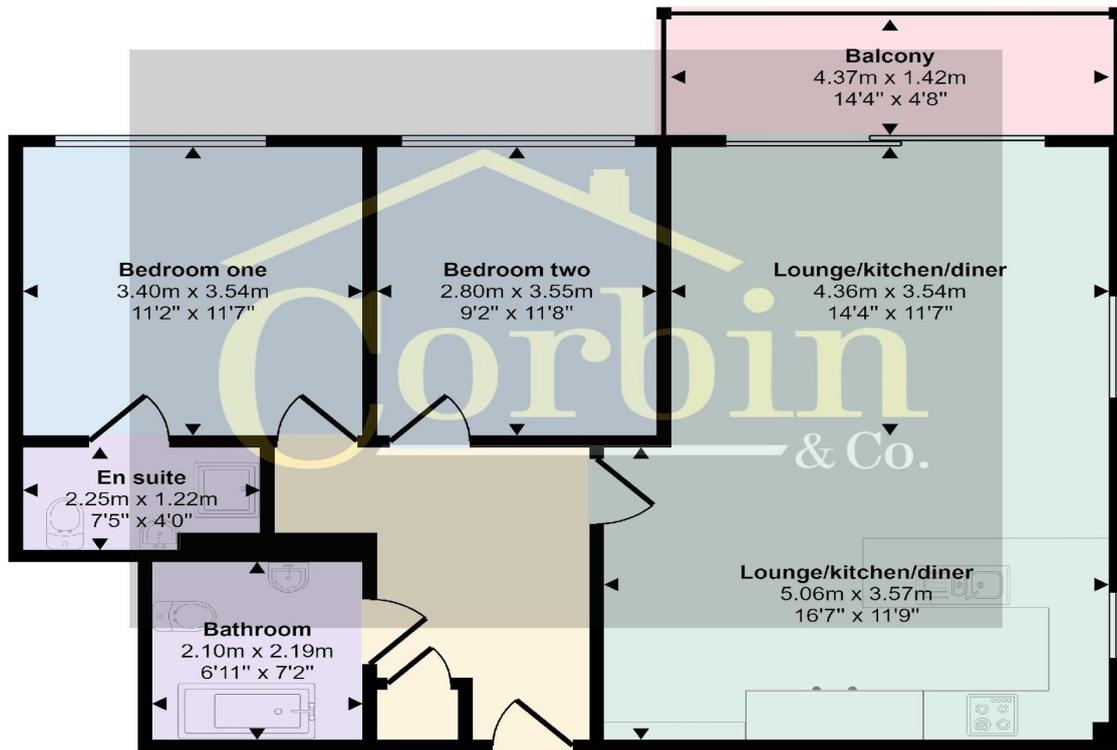
The main bedroom comes with built-in sliding mirrored wardrobes and an en-suite shower room. The second bedroom is a generous double room with fitted wardrobes and a view of the rear aspect. A modern family bathroom with underfloor heating and a touch sensor light bathroom mirror adds a touch of elegance. The kitchen is well-equipped with a large social breakfast bar, integrated appliances, ample storage units, and plenty of worktop space. The location of the apartment is highly desirable, as it is situated just behind the prestigious "The Avenue." Branksome Chine's beautiful beach, renowned for its 7 miles of golden beaches, is within walking distance.

The popular Westbourne high street, offering a variety of shops, coffee shops, bars, bistros, and restaurants, is also easily accessible. The Branksome train station is conveniently located just over a mile away, providing easy access to public transportation. In summary, this stunning property in a beautiful location is a must-see to fully appreciate everything it has to offer. To arrange a viewing, interested parties can contact Corbin & Co at 01202 519761.





Approx Gross Internal Area
76 sq m / 815 sq ft



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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

01202 519761

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