

Chatsworth,
Westminster Road,
Poole, BH13 6JR



An impressive three double bedroom second floor apartment in a desirable frontline development on Branksome Beach, with stunning panoramic views across the bay toward Old Harry Rocks and the Purbeck Hills beyond.

£999,950 Share of Freehold
Viewing highly recommended.







Situation & Description

Chatsworth is conveniently positioned just yards from the golden sands of Branksome Beach, with the nearby Canford Cliffs Village and the vibrant area of Westbourne offering an abundance of individual boutiques, bistros, coffee shops and every day amenities. Both Bournemouth and Sandbanks can be easily reached via the adjoining promenade.

Chatsworth is an exclusive development of luxurious apartments occupying a prime frontline position on Branksome Beach. Apartment 11 is located on the second floor with stunning panoramic views across Poole bay toward Old Harry Rocks and the Purbeck Hills beyond, which can be enjoyed from all principal rooms.

The apartment is approached via a well presented communal entrance with a lift or stairs to the second floor landing shared with one neighbour.

On entering the apartment, you are greeted by a spacious reception hall with a video entry phone system, ample built in storage cupboards, attractive solid cherry wood flooring and matching veneered internal doors leading to all rooms.

A feature glass brick partition with central double doors opens to a sizeable lounge/dining room with fabulous sea views immediately present. This room benefits from a Bang & Olufsen sound system, custom made low level fitted drawer units, open shelving and a wall mount for a television. Sliding doors open to a south facing balcony overlooking the spectacular surroundings.

The kitchen breakfast room offers a quality range of fitted units with integrated Neff appliances including space for an American style fridge freezer complete with Granite work surfaces, incorporating a sociable breakfast bar. There are also sliding doors to the connecting balcony.

The main bedroom enjoys a picture window overlooking the bay and has two sets of double fitted wardrobes and a luxurious en-suite

bathroom complete with a separate shower unit.

There are two further double bedrooms, both with fitted wardrobes and luxury en-suite shower rooms.

From the reception hall the apartment also benefits from a guest cloakroom and useful utility room located next to the kitchen.

The private south facing balcony has glass balustrades taking full advantage of the surrounding views over the communal gardens and sea.

Outside:

To the front of the development is the visitors' car park with a driveway leading via electric gates to the residents' secure underground parking with two allocated spaces for No. 11. To the rear of the development on the sea facing side, the grounds are beautifully maintained with communal sitting areas complete with BBQ and gated steps providing direct access to the promenade and 'Blue Flag' sandy beach below.

Additional Information:

Tenure: Share of Freehold.

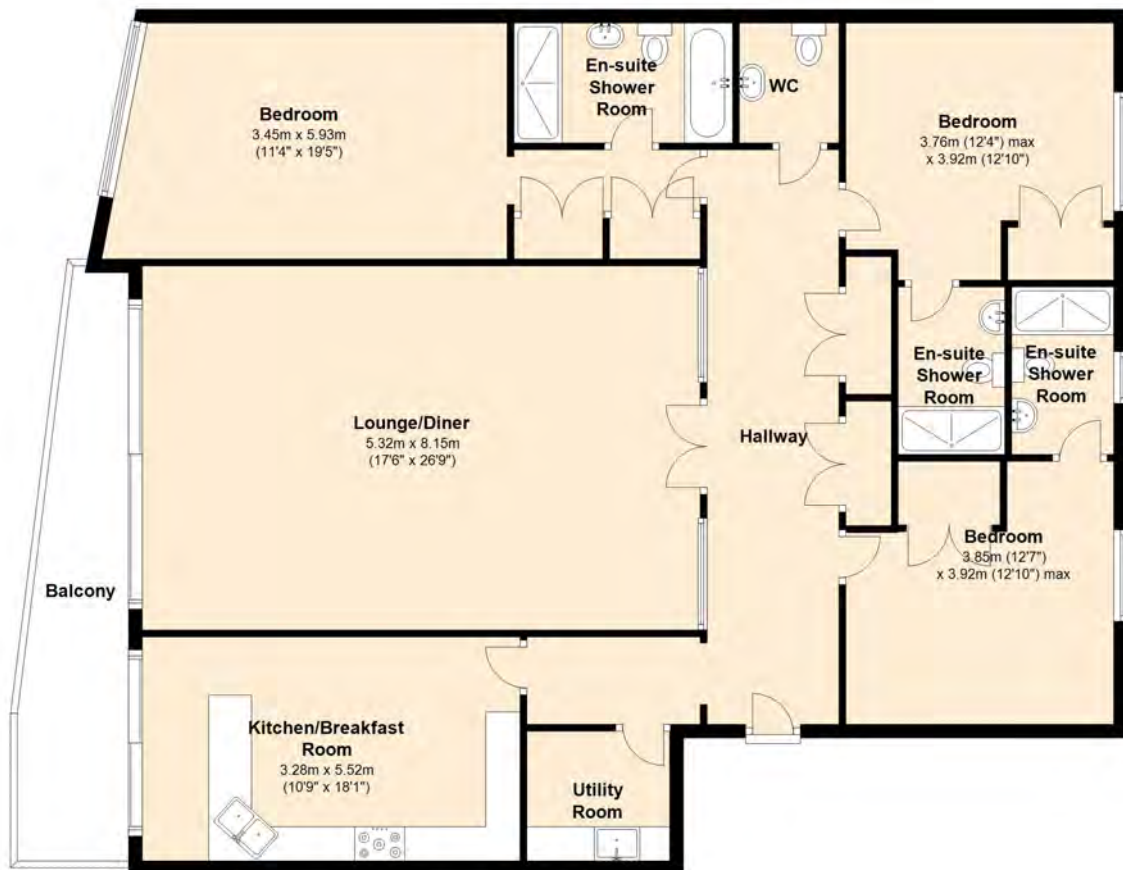
Maintenance Charge: £5,698.40 Per Annum.

No pets or holiday lets allowed.

- Desirable frontline development
- Stunning panoramic sea & beach views
- Luxurious 2nd floor apartment
- Large south facing balcony
- Spacious lounge/dining room
- Quality fitted kitchen/breakfast room
- Three double bedrooms with wardrobes
- Three en-suite bath/shower rooms
- Villeroy & Boch sanitary ware
- Guest cloakroom & utility room
- Video entry phone system
- Underfloor heating
- Bang & Olufsen sound system
- Secure underground parking for two cars
- Beautiful communal gardens
- Direct access to promenade & beach
- Share of Freehold

Second Floor

Approx. 161.2 sq. metres (1735.0 sq. feet)



Total area: approx. 161.2 sq. metres (1735.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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