



West Point, 3 Westminster Road  
Branksome Park, Poole, Dorset, BH13

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A spacious ground floor apartment just 250 yards from the beach

Hall | Sitting room | Kitchen / dining room | 3 bedrooms (2 en suite) | Family bathroom | Terrace | Communal gardens | 2 secure underground parking spaces

## Guide Price £750,000 Share of Freehold

### Description

West point is a particularly attractive modern gated development set in mature landscaped gardens. Positioned ideally for the beach which is less than 250 yards away on foot, this apartment offers excellent accommodation either as a second home or full time residence.

The apartment is well finished with many contemporary features including a centralised music system complete with ceiling speakers and underfloor heating.

The front door opens to a wide hall which gives access, via double doors, to a generous sitting room which has sliding doors opening onto the terrace and communal gardens. The sitting room also leads through to the kitchen / dining room which is beautifully finished with integrated appliances and breakfast bar. Next to the kitchen is a separate utility room with both a washing machine and separate tumble dryer.

There are three double bedrooms, two of which have en suite facilities and there is also a separate family bathroom.

### Outside

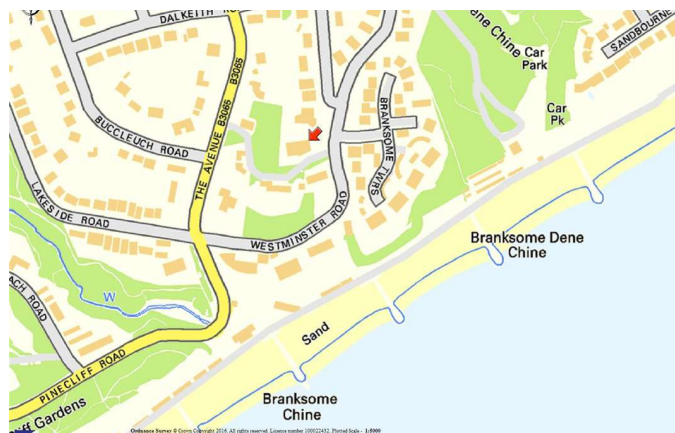
The building is surrounded by well tended communal gardens that are mostly laid to lawn with mature shrubs at the boundaries. The apartment has a private terrace adjacent to the sitting room which has a particularly secluded feel and is not overlooked by any other

properties.

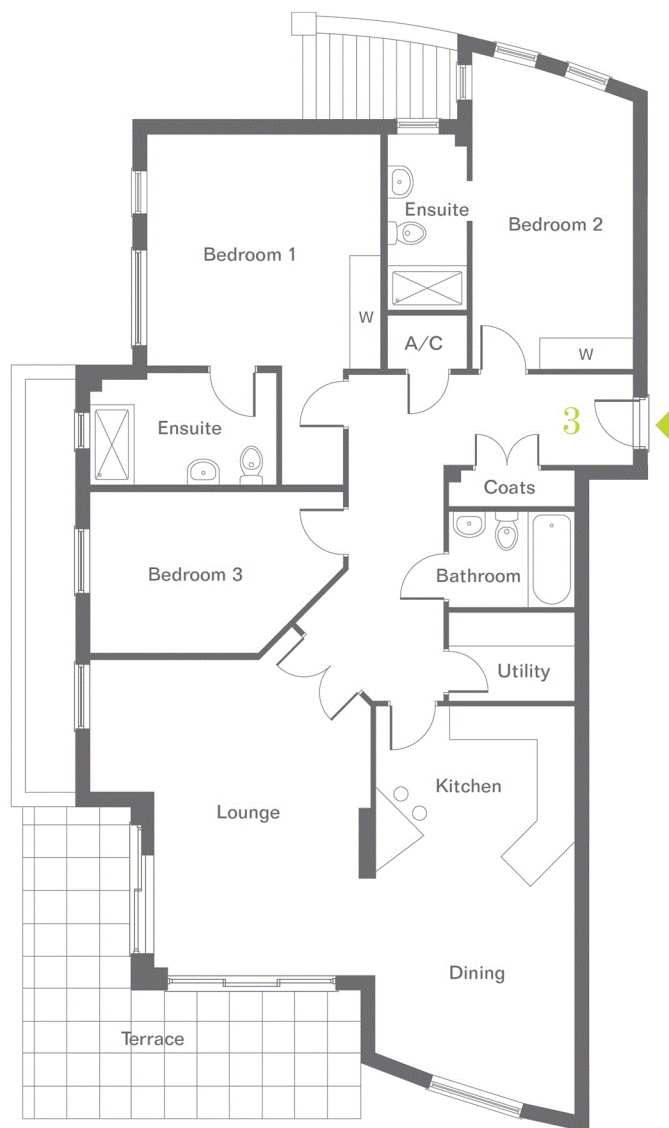
The building is accessed via secure electric gates providing access to the drive which leads to a secure underground garage in which the apartment has two parking spaces and the use of a communal bicycle store.

### Location

Positioned approximately 250 yards from the sandy beaches of Branksome Chine, the apartment is ideally situated for coastal living. Canford Cliffs village is approximately three quarters of a mile away and has independent boutiques, shops, bars and restaurants.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	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	



**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

