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Independent estate agents

Branksome Towers |  
Poole



# Branksome Towers is a beautifully presented, exceptionally spacious coastal apartment offering show-stopping panoramic sea

Panoramic sea views across Poole Bay | Three double bedrooms | Principal suite with en-suite shower room | Large open-plan lounge/dining room | Modern kitchen/breakfast room | Garage & Parking

**£1,395,000 | Share of Freehold**

Branksome Towers is a beautifully presented, exceptionally spacious coastal apartment offering show-stopping panoramic sea views and a rare combination of generous internal accommodation, a substantial private balcony, and a private garage. The apartment has a superb large open-plan lounge/dining room enjoying a breath taking outlook across Poole Bay — an ideal setting for entertaining or simply soaking up the view. A modern, well-appointed kitchen/breakfast room sits adjacent, offering excellent storage and worktop space. Accommodation is particularly impressive, with three generous double bedrooms, including an exceptional principal suite with extensive floor space and sea-facing aspect, further benefitting from a stylish en-suite shower room. A separate family bathroom serves the remaining bedrooms and guests. One of the standout features is the large balcony (approx. 7.14m x 3.20m / 23'5 x 10'6), enhanced by bifold opening windows allowing the space to be opened up to the sea air and views for a seamless connection between indoor-outdoor living. A truly stunning coastal backdrop - perfect for morning coffee, sunset drinks or relaxed weekend dining. Adding to the appeal, residents enjoy private gated access to the beach directly from the communal gardens — a rare and highly desirable feature in this location, ideal for paddleboarding, swimming, or effortless strolls along the shoreline. The apartment offers approximately 1,741 sq ft (161.7 sq m) of internal space, plus a private garage of approximately 171 sq ft (15.8 sq m), bringing the total area to approximately 1,912 sq ft (177.5 sq m). Positioned in the highly sought-after Branksome Park area, the setting provides excellent access to the coastline and the renowned beaches around Sandbanks, along with a range of amenities and transport links in Poole. No onward chain. EPC Band C - Council Tax Band G - 999 lease from 1st Jan 1985 - Service charge £6636.38 p.a. Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. \* Declaration of Interest - Under the Estate Agents Act 1979. The vendor is a family member of Osbornes Independent Estate Agents \*

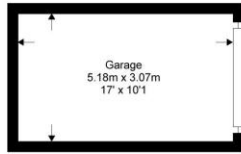




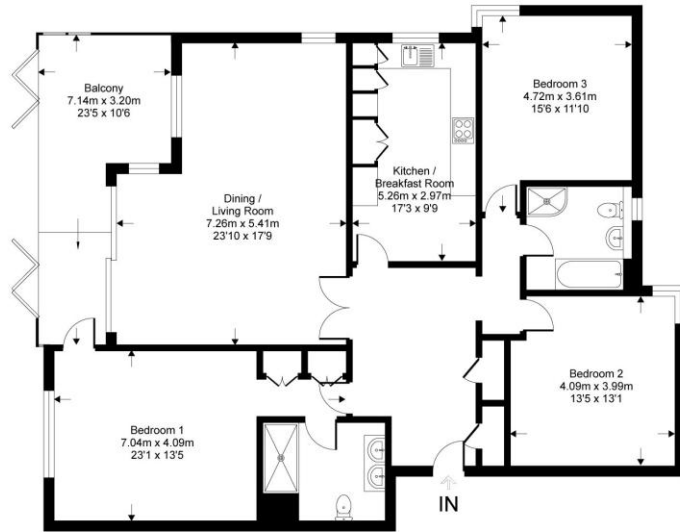


## Branksome Towers

Approximate Gross Internal Area = 161.7 sq m / 1741 sq ft  
Approximate Garage Internal Area = 15.8 sq m / 171 sq ft  
Approximate Total Internal Area = 177.5 sq m / 1912 sq ft



Garage = 15.8 sqm / 171 sqft



First Floor = 161.7 sqm / 1741 sqft

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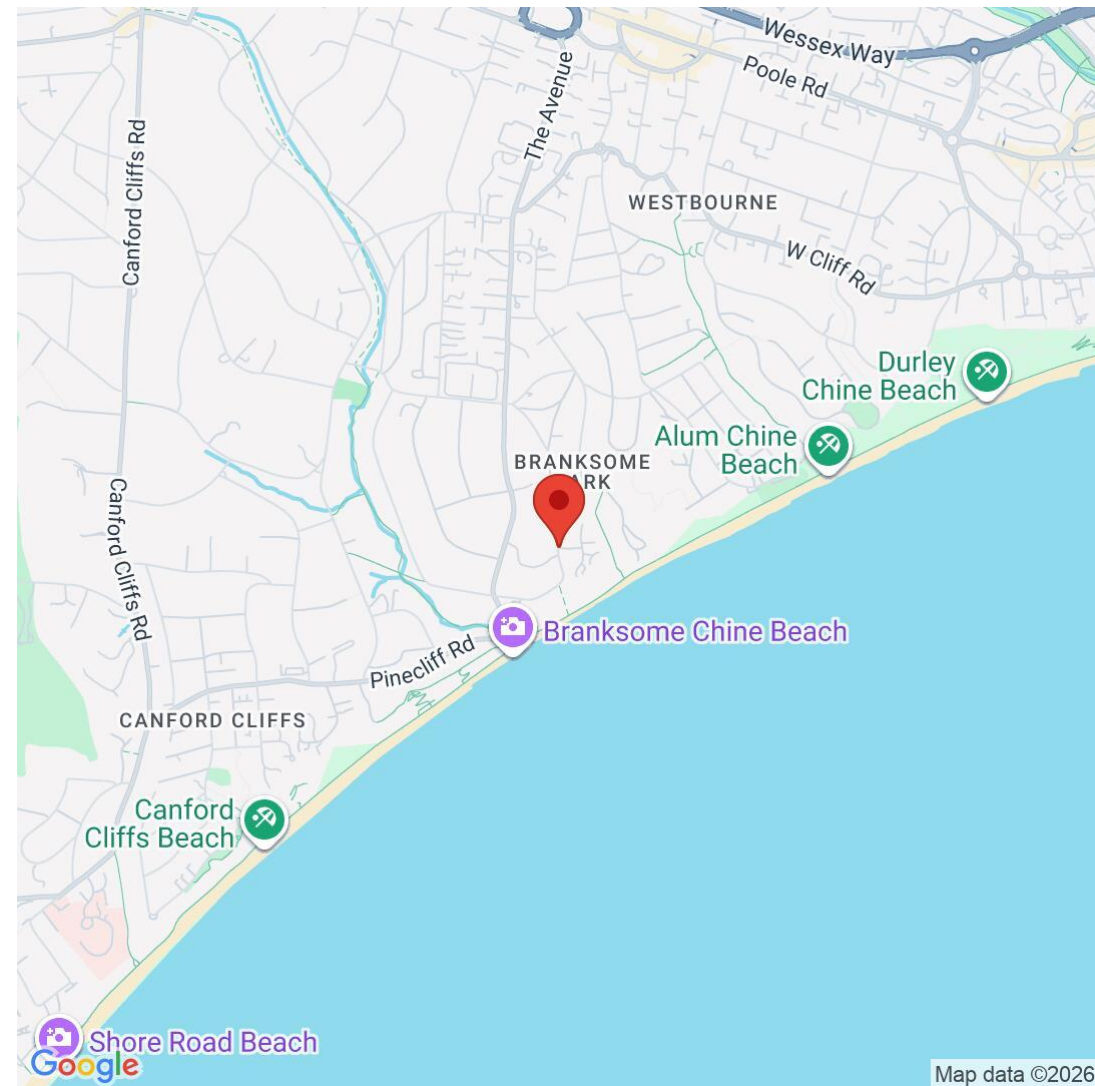
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	81
(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	