

Foxdene, 5 Balcombe Road, BH13



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ESTATE AGENTS

What it's got.

Situated in a prestigious location close to the beach, this property offers a unique opportunity for the discerning buyer. This residence offers spacious and versatile living spaces that caters to modern living an ideal 'lock up & leave' or downsize from a house.

Upon entering the property, you are greeted by a large entrance reception with ample storage cupboards.

The lounge/diner provides ample space for both relaxation and entertaining. The potential for modernisation opens up opportunities for personalisation and enhancement, allowing the new owner to create a space that perfectly suits their needs and tastes. There are patio doors leading to the large sun terrace adding an extra dimension to the property, providing a space for outdoor dining or simply enjoying the fresh air and sunshine.

The kitchen/breakfast room offers a generous size that allows for comfortable meal preparation and dining experiences.

The master bedroom is complete with an en-suite bathroom and a walk-in dressing area. Two further double bedrooms offer flexibility for guests or family members, while the main bathroom provides additional convenience and comfort.

Additionally, the property features a double garage in a block, ensuring that parking and storage needs are easily met. This practical feature enhances the property's appeal and functionality, offering added convenience for the residents.

Overall, this property presents a unique opportunity to acquire a well-located residence with the potential for modernisation and personalisation.

Don't miss the chance to own this property that combines convenience, and potential in a sought-after location. Contact us today to arrange a viewing and discover the possibilities that this residence has to offer.





What the owner says.

“Our parents happily lived here for 35 years. They loved the wonderful location and grounds, walking distance to beach and the New Forest is only a 30 minutes drive away.”



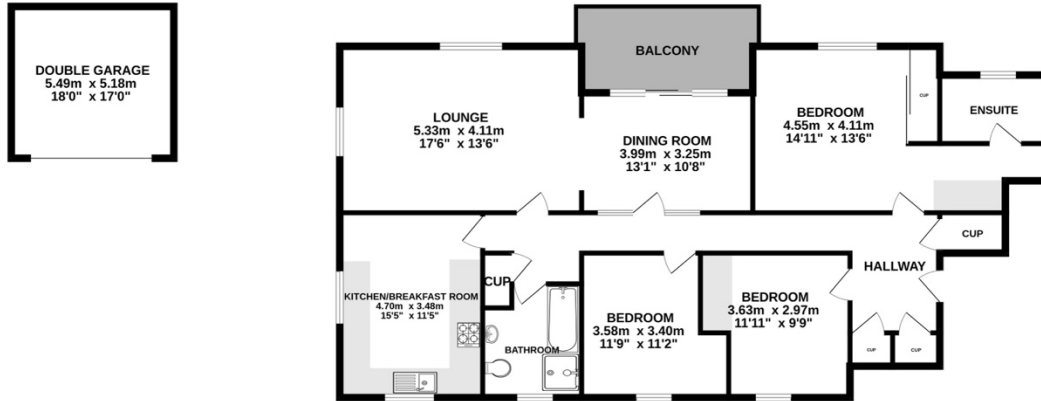
Where it is.

Located in a prime location just a short distance from the award winning beaches of Branksome Park. It is convenient to most things including Westbourne & Canford Cliffs with their array of fashionable bars, trendy bistros, well being centres, boutiques and amenities. Sandbanks is a short walk, cycle or drive away and both Poole & Bournemouth town centres are in easy reach. You also have Tesco supermarket within a few hundred yards away.



GARAGE
28.4 sq.m. (306 sq.ft.) approx.

ENTRY FLOOR
125.3 sq.m. (1349 sq.ft.) approx.



TOTAL FLOOR AREA : 153.7 sq.m. (1654 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Technical bits.

- Approx. 1654 Sq. Ft in accommodation
- Share of freehold – Service Charge £1300, payable twice year, March and September
- Large sun terrace
- Double garage in block
- Great sized kitchen/breakfast room
- Energy Rating - B
- Three bedrooms & two bathrooms
- Prestigious location close to the beach
- Good size lounge/diner
- No pets or Holiday lets permitted

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.