



## SKERRYVORE COURT, ALUM CHINE ROAD, BOURNEMOUTH, DORSET, BH4

### **£265,000 SHARE OF FREEHOLD**

An immaculately presented two double bedroom top floor apartment which is situated in an enviable location, close to both Westbourne & the beach. Comprising modern accommodation throughout and set within a small modern development.

Small modern development | Two double bedrooms | Two modern bathrooms | Contemporary kitchen | Large lounge diner | Lift to all floors | Allocated parking | Beautiful communal gardens | Close to Westbourne & the beach

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Next to the apartment the entrance to Alum Chine can be found and this footpath leads straight to the renowned award-winning local Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer. Bournemouth town centre is also near by and offers a more diverse range of high street shops.

The Bournemouth Wessex Way is close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



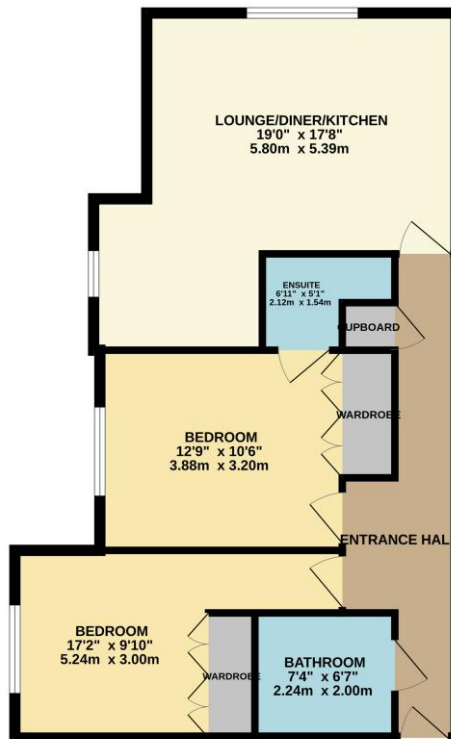
## DESCRIPTION

Situated on the top floor (communal lift to all floors) this property boasts two spacious double bedrooms both with fitted wardrobes. The two modern bathrooms (ensuite to master bedroom) and contemporary kitchen are a particular feature. The large lounge diner offers plenty of space to relax and entertain guests with tree top and garden views.

Outside, allocated parking ensures convenience, while the beautiful communal gardens offer a peaceful retreat backing directly onto the Chine.

Ideally situated close to the vibrant shops, bars, and restaurants in Westbourne, as well as being just a short walk from the beach, this location offers the perfect mix of city living and coastal charm. Good transport links make exploring the area a breeze.

SECOND FLOOR



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.  
Made with Metropix 12/25

*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: D**

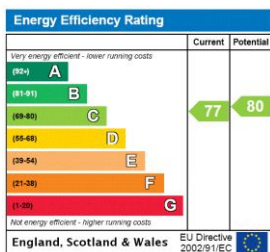
**TENURE:** Share of Freehold 102 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2330 per annum

**AT A GLANCE**

- Small modern development
- Two double bedrooms
- Two modern bathrooms
- Contemporary kitchen
- Large lounge diner
- Lift to all floors
- Allocated parking
- Beautiful communal gardens
- Close to Westbourne & the beach



Westbourne | 01202 767633 |

