



OCEAN BREEZE 8-10, STUDLAND ROAD, BOURNEMOUTH, DORSET, BH4

£525,000 SHARE OF FREEHOLD

An exceptionally well presented two-bedroom ground floor apartment set in an enviable position just 100 meters from the award-winning beach at Alum Chine. Ocean Breeze backs directly onto the Chine and has direct walkways to the beach. Westbourne is just a short walk away and offers a variety of popular shops, bars and restaurants. The apartment itself benefits from an incredibly spacious sun terrace.

Ground floor | Two double bedrooms | Spacious lounge diner | Two bathrooms | Open plan kitchen | Large South facing terrace | Secure underground parking | 100 yards to the beach with private direct access

Westbourne | 01202 767633 |

Winkworth



LOCATION

Alum Chine Beach is probably one of Bournemouth's favourite Blue Flag award winning beaches, particularly loved by the locals for its wide, exceptionally clean, sandy beaches situated further to the West of Bournemouth, away from the hustle and bustle of Bournemouth Pier and the town centre.

It's hugely popular with young families due to a pirate-themed large adventure playground, toilets with baby changing facilities, lost children centres, RNLI lifeguard stations, pubs and ice cream kiosks.

Alum Chine is home to a beautiful Tropical Garden which is situated to the rear of the beach and the beautiful, wooded chine leads all the way to Westbourne Village which offers an excellent range of individual shops, bars, coffee shops and restaurants.

The Bournemouth Wessex Way is very 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

The apartment is situated on the ground floor, which is accessed via well-presented communal hallways. A private front door leads to the large entrance hallway which houses three storage cupboards and doors to principal rooms.

The living room is a particular feature of the property, enjoying a large glass panelled sliding patio door to rear aspect providing stunning views over Alum Chine while also giving access onto the incredibly large southerly facing Sun terrace where there is ample room for outdoor furniture. The spacious kitchen is open plan to the living room and is fitted with a range of base and eye level work units with integrated appliances and a breakfast bar with seating for three.

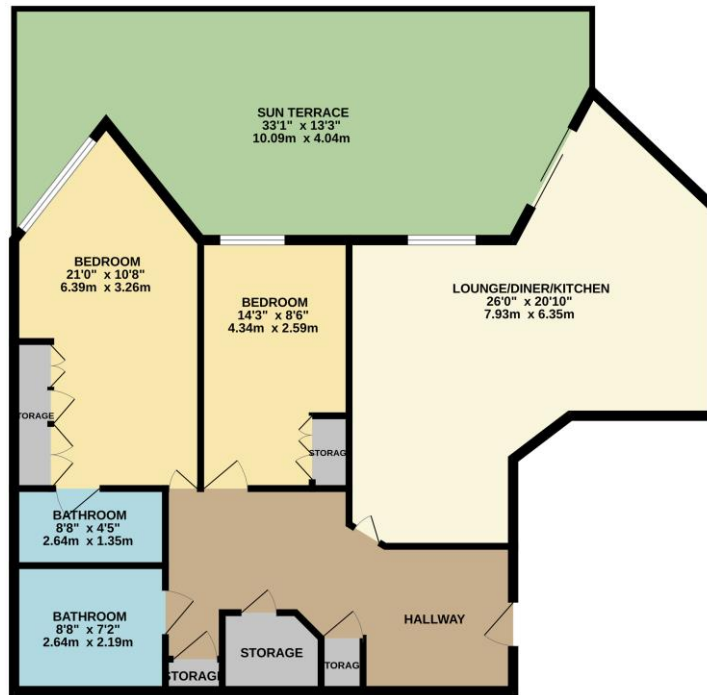
There are two generous double bedrooms with the master bedroom being an especially good size with south facing floor to ceiling windows. and the added benefit of an ensuite shower room. The family bathroom is accessed by the entrance hall and comprises of a suite to include WC, wash hand basin and a spa bath.

A secure underground parking bay is conveyed with the property which is cctv monitored and the lift goes from the parking area to the apartments. Each apartment also has a lockable storage unit. There are dedicated visitor parking bays.

There are superb grounds surrounding the building with direct access into the chine and beach.

Holiday letting is not allowed in the development.

GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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: F

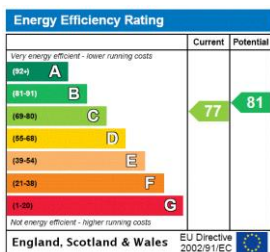
TENURE: Share of Freehold 105 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2259.44pa

AT A GLANCE

- Ground floor
- Two double bedrooms
- Spacious lounge diner
- Two bathrooms
- Open plan kitchen
- Large South facing terrace
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