



BEAULIEU LODGE, BEAULIEU ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

£185,000 SHARE OF FREEHOLD

A bright spacious and well presented one bedroom ground floor apartment which is situated in a small character converted development. Set just a few hundred meters from the award winning beach in Alum Chine whilst also being close to the popular shops bars and restaurants in Westbourne.

Ground floor | One double bedroom | Large lounge | Open plan kitchen |
Modern bathroom | Allocated parking | Close to the beach

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

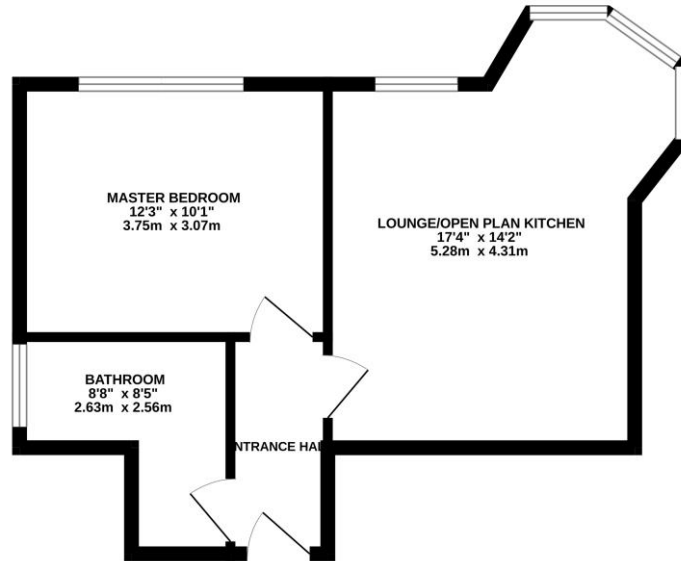
The property is situated on the ground floor and is accessed via a communal entrance. A private front door leads into the entrance hall where there are doors to the principal rooms.

The lounge is without a doubt a particular feature of the property. A bright and spacious room with a feature bay window which is the ideal position for a dining table. The kitchen is open plan to the lounge and is fitted with a modern range of base and eye level work units which incorporate integrated domestic appliances.

The bedroom is again a bright and spacious room which benefits from fitted wardrobes and space for further free standing furniture. The bathroom is tiled and comprises of a suite to include a wc, wash hand basin and panelled bath with shower above.

An allocated parking bay is conveyed with the property.

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 411 sq.ft. (38.2 sq.m.) approx.
Whilst 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.
Made with floorplan 12/2014

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: A

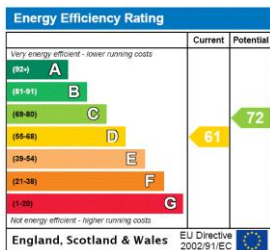
TENURE: Share of Freehold 100 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £865 per annum

AT A GLANCE

- Ground floor
- One double bedroom
- Large lounge
- Open plan kitchen
- Modern bathroom
- Allocated parking
- Close to the beach



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