



COASTSIDE, STUDLAND ROAD, BOURNEMOUTH, BH4

£350,000 SHARE OF FREEHOLD

A beautifully presented two double bedroom raised ground floor apartment set in an enviable position close to the beach in Alum Chine whilst also being just a short walk away from Westbourne. The property offers bright spacious accommodation throughout with underground parking and a balcony. Offered with vacant possession.

Raised ground floor | Two double bedrooms | Two contemporary bathrooms | Large lounge diner | Modern fitted kitchen | Balcony | Underground parking | Close to the beach

Westbourne | 01202 767633 |

Winkworth



LOCATION

Alum Chine Beach is 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

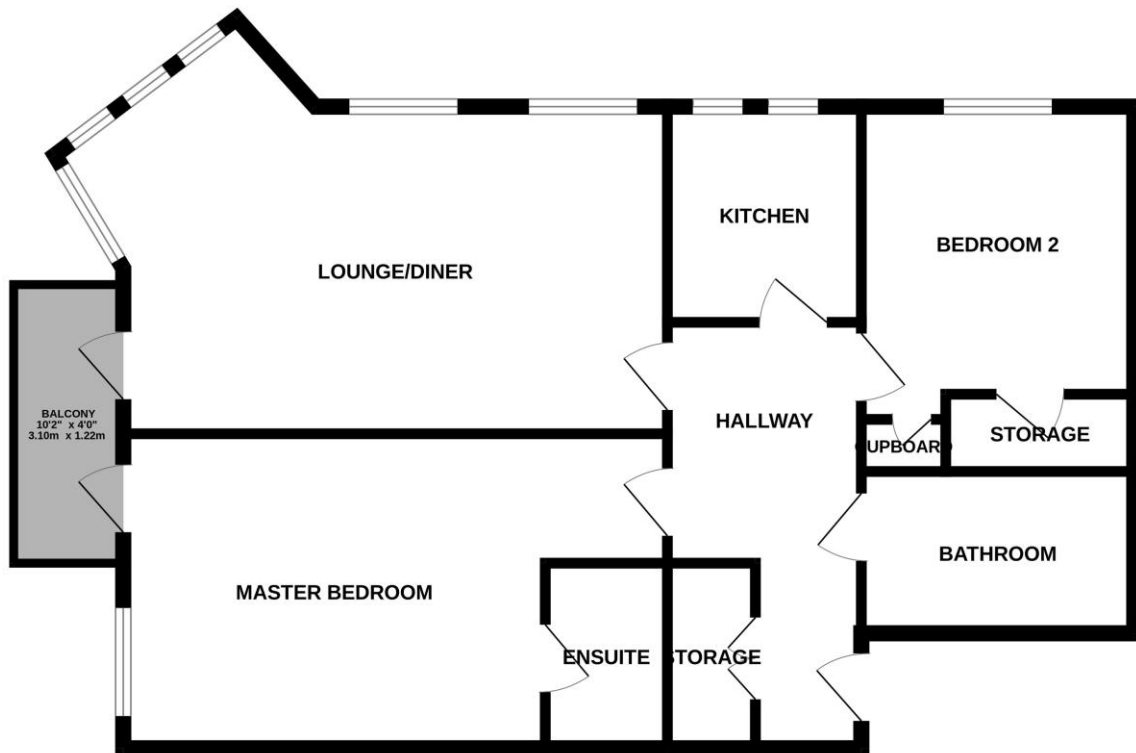
The apartment is situated on the raised ground floor which is accessed via a communal entrance with well presented communal hallways. A private front door leads into the entrance hall which houses a large double size storage cupboard doors to principal rooms.

The bright lounge is a particular feature of the property, enjoying triple aspect windows, a box bay which is perfect for a large dining table and access onto the balcony via double glazed patio door. The modern kitchen is fitted with a range of basin eye level work units with integrated appliances.

There are two good size double bedrooms; the master bedroom is especially good size with ample room for freestanding furniture, access onto the balcony via a patio door and there is a modern ensuite shower room. The second bedroom benefits from two built-in storage cupboards and again it is a generous size room. The family bathroom is fully tiled and comprises of a suite to include WC, wash hand basin and panel bath with shower above.

A secure underground parking bay is conveyed with the property.

GROUND FLOOR
842 sq.ft. (78.3 sq.m.) approx.



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

These energy ratings are based on the information provided in the EPC. The energy ratings contained here are not intended to be a guarantee of the energy performance of the property. The energy ratings are based on the information provided in the EPC and are not intended to be a guarantee of the energy performance of the property. 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 ©2024

COUNCIL TAX BAND: D

TENURE: Share of Freehold 979 years lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2572 per annum

AT A GLANCE

- Raised ground floor
- Two double bedrooms
- Two contemporary bathrooms
- Large lounge diner
- Modern fitted kitchen
- Balcony
- Underground parking
- Close to the beach

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	81
EU Directive 2002/91/EC			

Westbourne | 01202 767633 |

