



## ELMHURST HEIGHTS, STUDLAND ROAD, BOURNEMOUTH, DORSET, BH4

### **£310,000 LEASEHOLD**

A very well presented two double bedroom first floor apartment situated just a short walk from the beach in Alum Chine. Offered with vacant possession and comprising modern accommodation throughout with a balcony and secure underground parking.

Purpose built | First floor | Two double bedrooms | Lounge diner | Kitchen breakfast room | Two modern bathrooms | Balcony | Secure underground parking | Close to the beach | Holiday letting permitted

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Alum Chine is a sought after residential area situated between the beach and Westbourne Village. Alum Chine offers beautiful sandy beaches and a selection of restaurants along the front within walking distance, one of which is situated directly on the promenade at Alum Chine itself. A peaceful stroll through the exotic woodlands of the chine brings you to Westbourne Village which offers an excellent range of independently owned 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.



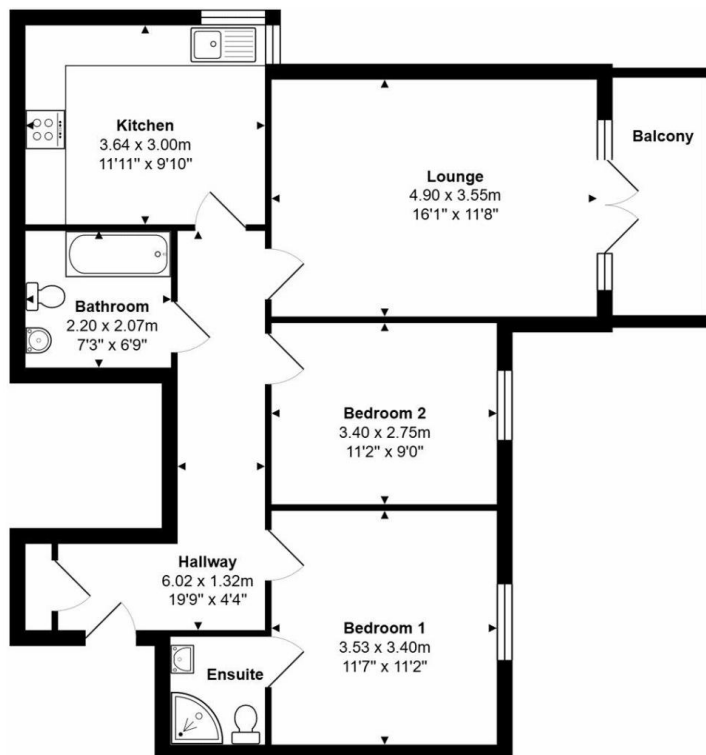


## DESCRIPTION

Located in the sought-after area of Alum Chine, this purpose-built first-floor flat boasts two double bedrooms, a spacious lounge diner, and a kitchen breakfast room. The property also features two modern bathrooms and a balcony, perfect for enjoying the sea breeze. With secure underground parking included, convenience is key for potential buyers.

Situated in close proximity to the award-winning beach, residents can enjoy leisurely strolls along the sandy shore or try their hand at water sports. Westbourne, with its charming cafes and shops, is just a short distance away, providing plenty of dining and shopping options. Good transport links make commuting a breeze for those who need to venture further afield.

This property, offering 738sq/ft of living space, is ideal for beach lovers and those looking for a comfortable retreat by the coast. Whether you're looking for a permanent residence or contemplating holiday letting opportunities, this flat ticks all the boxes



Total Area: 68.6 m<sup>2</sup> ... 738 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

*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:** Leasehold 102 years remain

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1700 per annum £250 ground rent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## AT A GLANCE

- Purpose built
- First floor
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- Lounge diner
- Kitchen breakfast room
- Two modern bathrooms
- Balcony
- Secure underground parking
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