



## ETON COURT, ALUMHURST ROAD, BOURNEMOUTH, DORSET, BH4

### **£285,000 LEASEHOLD**

This immaculately presented two double bedroom first floor apartment is situated in an enviable position close to the beach in Alum Chine. The property offers bright modern accommodation throughout with allocated off road parking.

Modern purpose built development | First floor | Two double bedrooms |  
Two modern bathrooms | Kitchen breakfast room | Large lounge diner |  
Good storage | Allocated parking

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

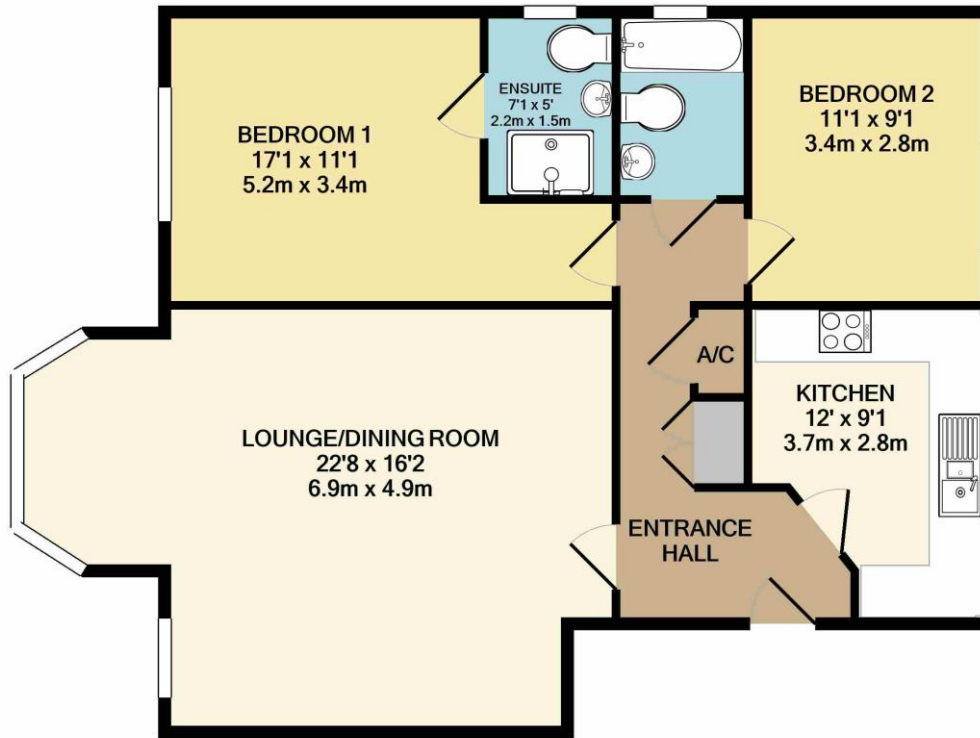
Situated within a modern purpose-built development in the desirable location of Alum Chine, this first floor flat offers a spacious and contemporary living space.

Comprising of two double bedrooms and two modern bathrooms, this property also features a kitchen breakfast room, a large lounge diner, and good storage throughout.

Boasting a size of 828 sq/ft, this property includes allocated parking and is in excellent condition.

Conveniently located close to the beach in Alum Chine, residents can enjoy a short walk to the shops, bars, and restaurants in nearby Westbourne. Good transport links further enhance the appeal of this sought-after location.

Ideal for anyone seeking a comfortable home in a prime coastal area, this property is perfect for those looking to enjoy the amenities of Alum Chine and its surroundings.



TOTAL APPROX. FLOOR AREA 828 SQ.FT. (76.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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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:** C

**TENURE:** Leasehold 101 years remain

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1500 per annum

## AT A GLANCE

- Modern purpose built development
- First floor
- Two double bedrooms
- Two modern bathrooms
- Kitchen breakfast room
- Large lounge diner
- Good storage
- Allocated parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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