



THE VISTA, STUDLAND ROAD, BOURNEMOUTH, BH4

£350,000 SHARE OF FREEHOLD

A bright and well presented two bedroom top floor apartment situated in an enviable position just moments from the cliff top & beach in Alum Chine. The apartment offers modern accommodation throughout with two secure parking spaces and a balcony with sea views making it an extremely desirable property near the sea.

Two Double Bedrooms | Top Floor | Close to Beach | Open Plan Kitchen
Living Room | Shared Freehold | No Chain | Two Parking Spaces | Modern
Fittings throughout

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.



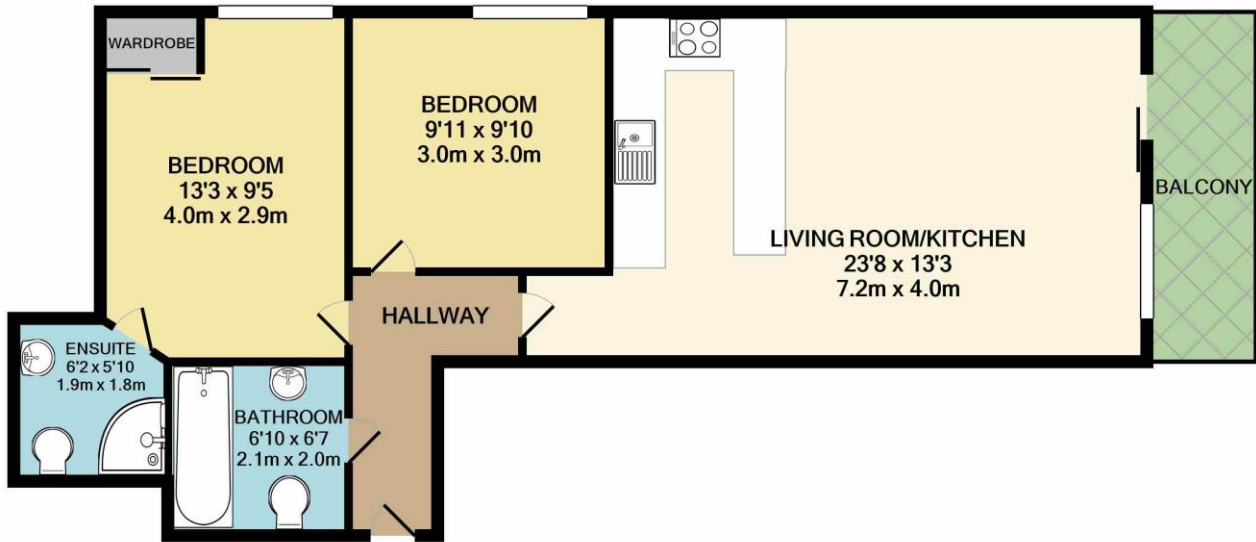
DESCRIPTION

The property is situated on the top floor which can be accessed via a lift or stairs through well presented hallways. A private front door then leads into the entrance hall.

The open plan kitchen living room is a particular feature of the property, there is ample room for a dining table and access onto the balcony via sliding patio doors. The kitchen is open plan to the lounge and benefits from a range of base and eye level work units with integrated appliances and a breakfast bar area. The balcony is a good size and benefits from sea views.

There are two double bedrooms both with space for free standing furniture and the added benefit of an en suite shower room to the master bedroom and fitted wardrobe. There is also a family bathroom with a suite comprising of a WC, wash hand basin and panelled bath with shower above.

Two secure parking spaces are conveyed with the property alongside several visitor bays. There is a locked storage/bike area in the underground parking.



TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.1 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: D

TENURE: Share of Freehold 105 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2544 per annum

AT A GLANCE

- Two Double Bedrooms
- Top Floor
- Close to Beach
- Open Plan Kitchen Living Room
- Shared Freehold
- No Chain
- Two Parking Spaces
- Modern Fittings throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	80	80
(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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