



OCEAN BREEZE, STUDLAND ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

£465,000 SHARE OF FREEHOLD

An exceptionally well presented two bedroom ground floor apartment set in an enviable position just 100 meters from the award winning beach at Alum Chine. Ocean Breeze backs directly onto the Chine and has direct walk ways to the beach. Westbourne is just a short walk away and offers a variety of popular shops, bars and restaurants.

Ground floor | Two double bedrooms | Lounge diner | Two modern bathrooms | Contemporary kitchen | South West facing balcony | Secure underground parking | 100 yards to the beach with private direct access | No forward chain

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 apartment is situated on the ground floor which is accessed via well presented, communal hallways. A private front door leading to the large entrance hall with her doors to principal rooms.

The living room is a particular feature of the property, enjoying a large window to front aspect access onto the Sun terrace via a patio door and there is ample space for a dining table. The contemporary kitchen is open plan to the living room and comprises of range of base and eye level work units with integrated appliances, a breakfast bar with seating for three and a smoked mirror splashback.

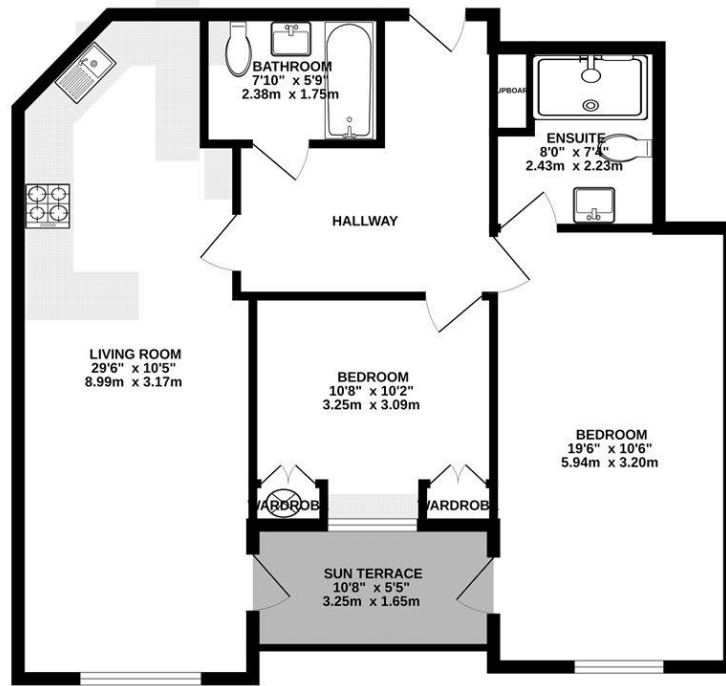
There are two generous double bedrooms with the master bedroom being an especially good size and having the added benefit of a contemporary ensuite shower room. The family bathroom is accessed by the entrance hall and comprises of a suite to include WC, wash hand basin and panelled spa bath.

A secure underground parking bay is conveyed with the property which is cctv monitored and ther lift goes from the parking area to the apartments. Each apartment also has a lockable storage unit. There are dedicated visitor parking bays.

There are superb grounds surrounding the building with direct access into the chine and beach.

Holiday letting is not allowed in the development.

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq. ft. (74.8 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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: E

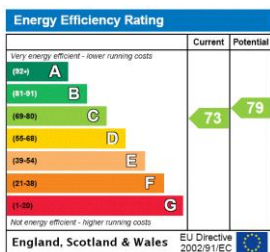
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2100 per annum

AT A GLANCE

- Ground floor
- Two double bedrooms
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- Contemporary kitchen
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