



Rosemount Road, Dorset, BH4

£200,000 *To be advised*



A bright two bedroom ground floor apartment situated in this small character converted development in the heart of Alum Chine. Offered with vacant possession.

KEY FEATURES

- Ground floor
- Two bedrooms
- Lounge diner
- Fitted kitchen
- Contemporary bathroom
- Character features
- Allocated parking



Westbourne

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DESCRIPTION

Nestled in the vibrant heart of Alum Chine, this beautifully presented ground floor flat offers the perfect blend of character and modern comfort. Boasting two bedrooms, the property enjoys an abundance of natural light throughout, creating a warm and welcoming atmosphere.

The spacious lounge diner is an ideal space for relaxing or entertaining, while the fitted kitchen features contemporary fixtures to suit modern living. The sleek, updated bathroom adds a touch of luxury, and the property retains charming character features that set it apart. Allocated parking ensures convenience and peace of mind—a rare find so close to the coast.

Situated just moments from the stunning Alum Chine beach, this home is perfect for those seeking a seaside lifestyle, with the golden

sands practically on your doorstep. Westbourne's eclectic mix of boutiques, cafes, and restaurants is only a short stroll away, providing a vibrant community feel. Excellent transport links nearby make commuting and exploring the wider area a breeze.





LOCATION

Westbourne and Bournemouth, nestled along Dorset’s stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It’s known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

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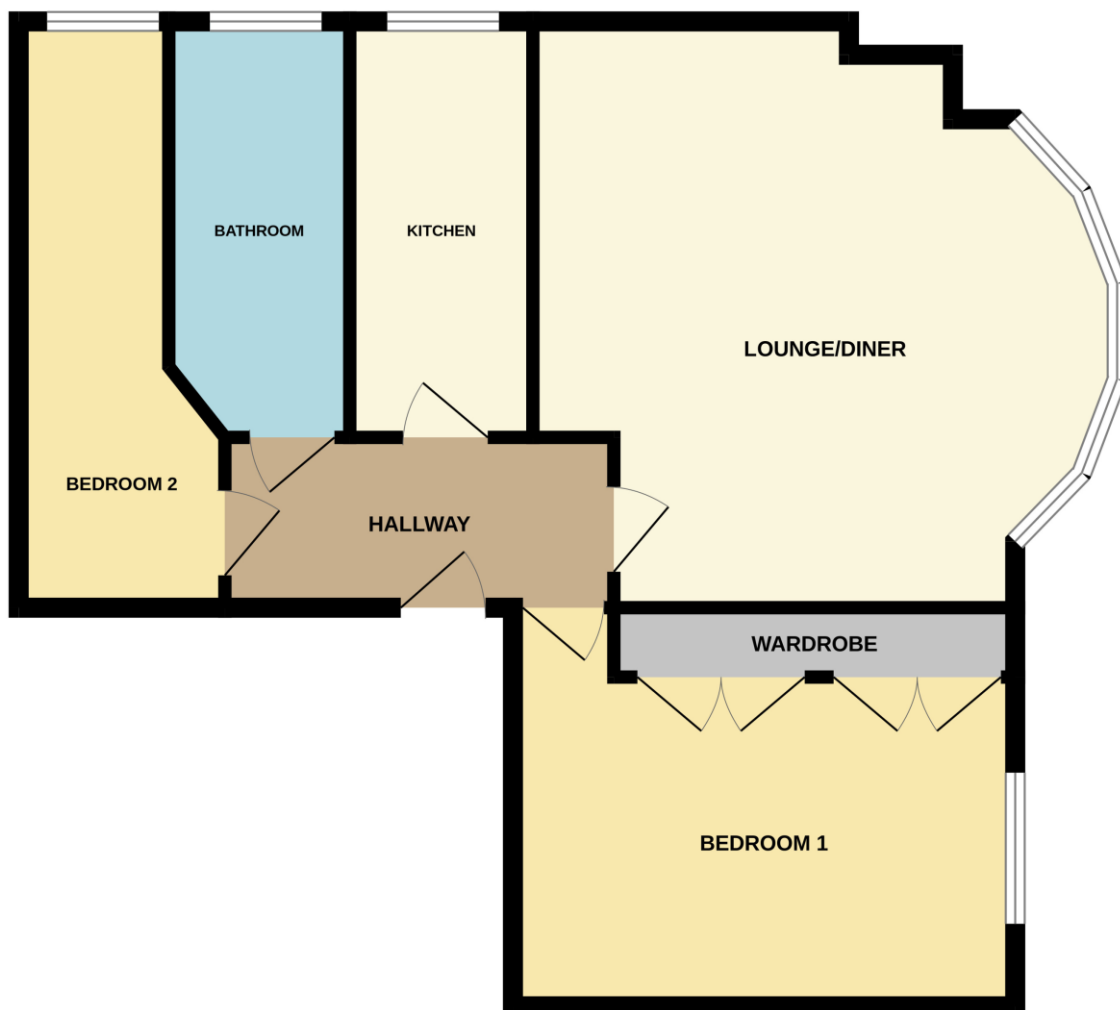
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

- Tenure: Share of freehold
- Service Charge: £720 per annum
- Council Tax Band: C
- EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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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