



## TILLY TOWERS, WESTBOURNE PARK ROAD, BOURNEMOUTH, DORSET, BH4

### **£250,000 LEASEHOLD**

An incredibly bright and spacious two bedroom second floor apartment which is situated in the heart of Alum Chine. Both Westbourne & the beach are a short walk away. The property comprises modern contemporary accommodation throughout with allocated off road parking.

Stamp duty paid (standard stamp duty only) | Modern development |  
Second floor | Two double bedrooms | Two modern bathrooms |  
Contemporary kitchen | Large lounge diner | Allocated parking | Vacant  
possession | Close to the beach | Short Walk to Westbourne

**Westbourne** | 01202 767633 |

**Winkworth**





## LOCATION

Alum Chine Beach is 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.



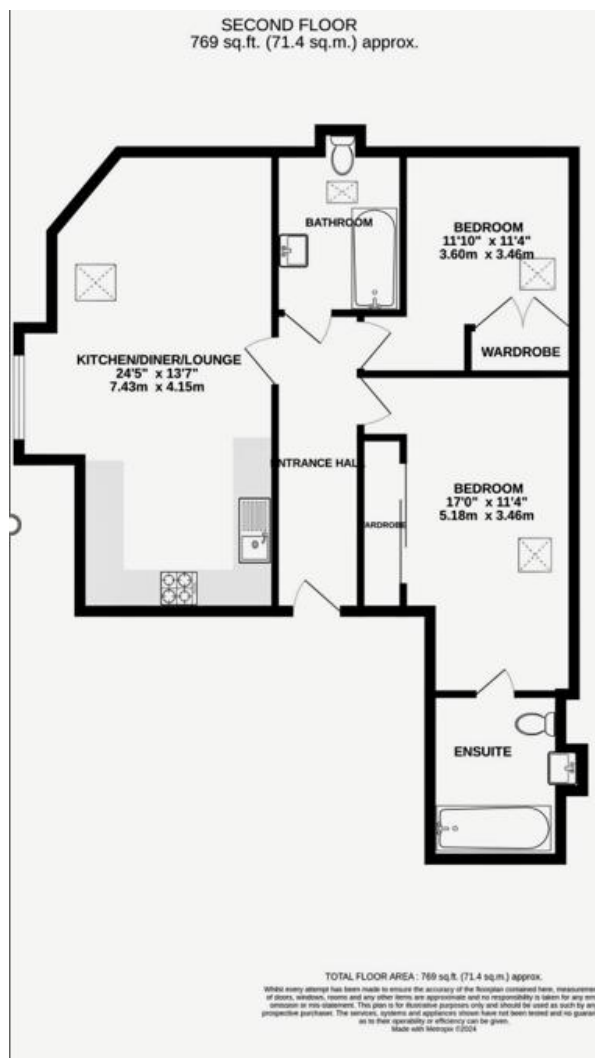


## DESCRIPTION

This modern second floor flat boasts two double bedrooms, two modern bathrooms, a contemporary kitchen, and a spacious lounge diner, offering a comfortable and stylish living space. The property also benefits from allocated parking.

Situated close to the beach, residents can enjoy leisurely strolls along the coast and take in the beautiful sea views. For those looking for entertainment and dining options, the property is just a short distance from the popular shops, bars, and restaurants in Westbourne.

With excellent transport links and vacant possession, this property is an ideal investment opportunity or first-time buy.



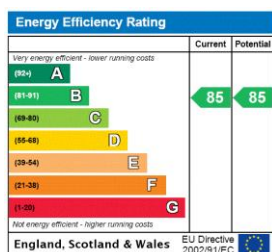
*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: C**

**TENURE:** Leasehold 115 years

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1702 per annum



## AT A GLANCE

- Stamp duty paid (standard stamp duty only)
- Modern development
- Second floor
- Two double bedrooms
- Two modern bathrooms
- Contemporary kitchen
- Large lounge diner
- Allocated parking
- Vacant possession
- Close to the beach
- Short Walk to Westbourne

**Westbourne | 01202 767633 |**

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