



**PINE VIEW, EARLE ROAD, BOURNEMOUTH, DORSET, BH4**

**£340,000 LEASEHOLD**

A bright and spacious split level penthouse situated in the heart of Alum Chine which boasts an award winning beach whilst being just 0.7 miles to Westbourne. Offered with vacant possession and comprising modern accommodation throughout.

Split level penthouse | Three double bedrooms | Large lounge diner | Two modern bathrooms | Fitted kitchen | Sunny balcony | Allocated parking | Pets with consent

Westbourne | 01202 767633 |

**Winkworth**





## 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 postcode on [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)





## DESCRIPTION

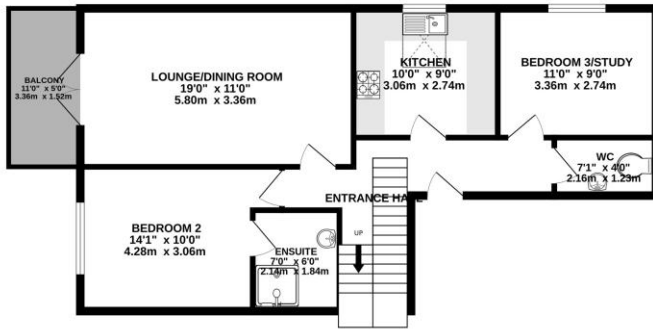
Introducing this superb split level penthouse situated in the sought-after location of Alum Chine, Bournemouth. This property boasts three double bedrooms, a large lounge diner, two modern bathrooms, a fitted kitchen, and a sunny balcony offering stunning views.

Benefiting from allocated parking and the ability to have pets with consent, this penthouse offers a comfortable and convenient lifestyle. With a size of 1083sqft, there is ample living space for relaxation and entertaining.

The location of this property provides easy access to good transport links and is just 0.7 miles away from the charming village of Westbourne. Additionally, being just 200 yards from the beach, residents can enjoy coastal walks and waterside activities.

Offered for sale in excellent condition, this penthouse is ideal for buyers seeking a modern and spacious home in a desirable coastal setting.

707 sq.ft. (65.7 sq.m.) approx.



376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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:** Leasehold 102 year lease

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2010 per annum

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

## AT A GLANCE

- Split level penthouse
- Three double bedrooms
- Large lounge diner
- Two modern bathrooms
- Fitted kitchen
- Sunny balcony
- Allocated parking
- Pets with consent

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