



## Pineridge, Bournemouth, Dorset, BH4

£350,000 *Share of Freehold*



An immaculately presented two bedroom first floor flat set moments from the beach with the shopping facilities and vibrant coffee culture of Westbourne also nearby. The property views incredibly well with bright, contemporary accommodation throughout and must be viewed to appreciate.

### KEY FEATURES

- Modern Purpose Built Apartment
- Luxury Fitted Kitchen
- Two spacious double bedrooms
- Lounge/Diner with Balcony Overlooking Chine
- Two Bathrooms
- Underground Parking
- Short Walk to Westbourne & The Beach



Westbourne

01202 767633 | [westbourne@winkworth.co.uk](mailto:westbourne@winkworth.co.uk)

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## DESCRIPTION

Enjoy contemporary coastal living in this immaculately presented two-bedroom, two-bathroom apartment, ideally located in the heart of Alum Chine. Set within a modern development, this impressive property is thoughtfully designed to offer both style and comfort, making it ideal for professionals, downsizers, or those seeking a luxurious seaside retreat.

Step inside to discover two spacious double bedrooms, each offering ample storage and natural light. The principal bedroom is complemented by a sleek en suite shower room, while a second contemporary bathroom adds further flexibility and convenience for guests or family. A bright and airy reception space forms the heart of the home, offering an inviting area in which to relax or entertain, seamlessly joined to a modern fitted kitchen with high-spec appliances and quality finishes.

One of the standout features of this residence is the generous balcony, which provides breathtaking, elevated views over Alum Chine's leafy landscape—perfect for morning coffees or evening unwinding. Additional benefits include secure underground parking, a private storage cupboard, and lift access for complete peace of mind.





## 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)

## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 980 year and 0 months

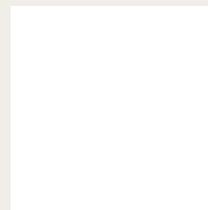
**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** C

For more information, scan the QR code or visit the link below

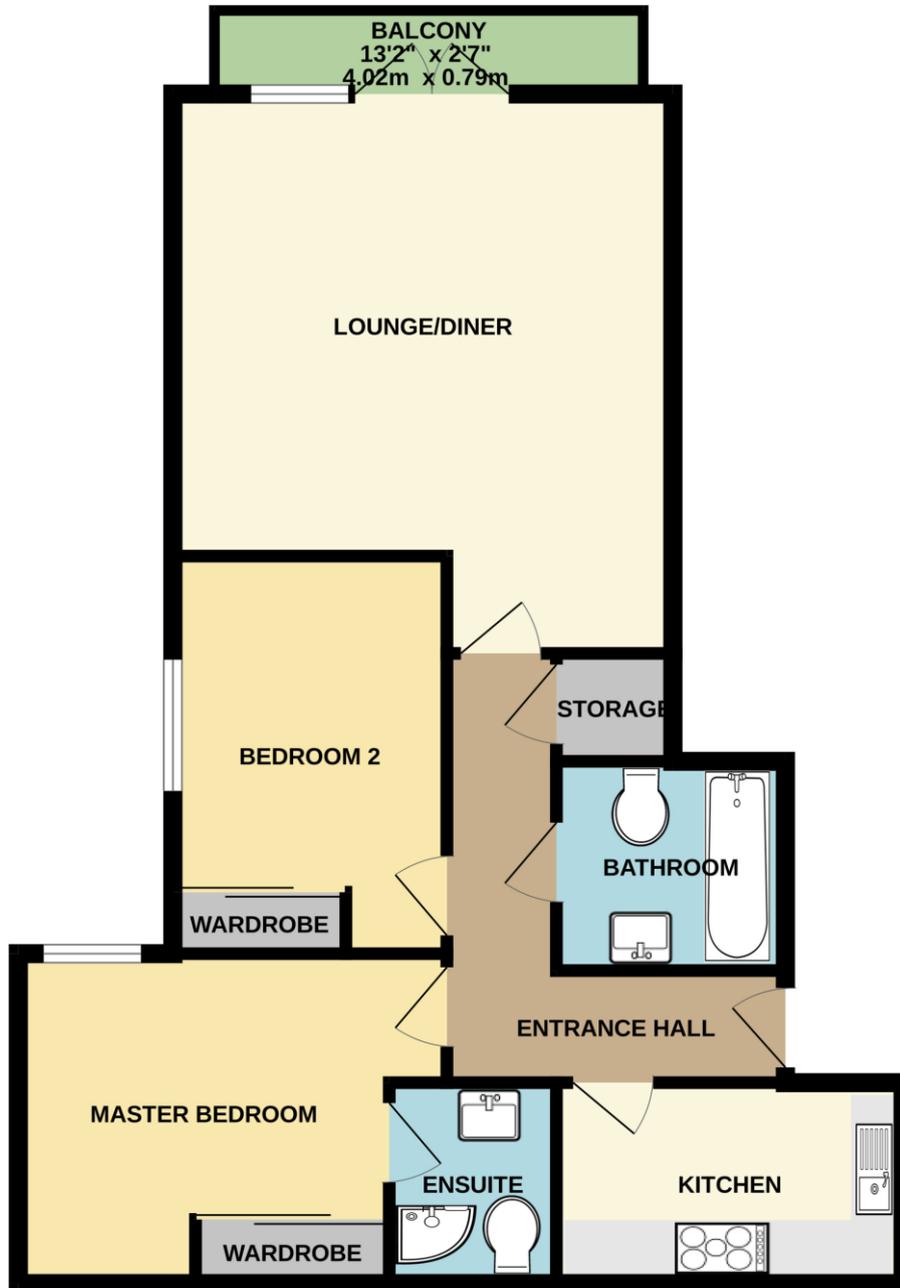


<https://www.winkworth.co.uk/sale/property/WBN260081>

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.

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

FIRST FLOOR



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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