



EARLE ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

**£360,000 LEASEHOLD**

A bright and incredibly spacious split level penthouse apartment situated just a short walk away from the beach. Offering bright modern accommodation over two floors with a private balcony and allocated parking.

Penthouse apartment | Three double bedrooms | Two bathrooms |  
Lounge diner | Fitted kitchen | Balcony | Allocated parking | Vacant  
possession | Close to the beach

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.

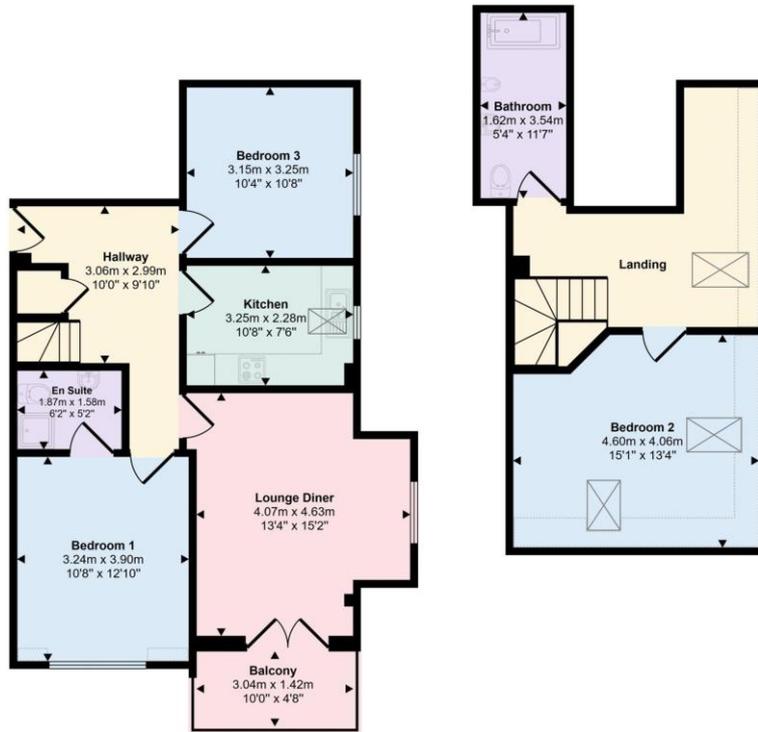


## DESCRIPTION

A fabulous opportunity to own a split level penthouse apartment in Alum Chine, boasting three double bedrooms, two bathrooms, a spacious lounge diner, and a fitted kitchen. This bright and spacious property also features a balcony and allocated parking for your convenience.

Situated just a short walk from the beach, with good transport links nearby and a variety of popular shops, bars, and restaurants in the charming area of Westbourne, this penthouse offers the perfect combination of seaside living and urban convenience.

Vacant possession is available for this well-maintained property, making it an ideal choice for those seeking a comfortable and modern living space in a sought-after location.



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*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 years remain

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1968 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## AT A GLANCE

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- Two bathrooms
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- Fitted kitchen
- Balcony
- Allocated parking
- Vacant possession
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