



WESTBOURNE PARK ROAD, BOURNEMOUTH, DORSET, BH4

£250,000 LEASEHOLD

A bright and well presented two double bedroom first floor apartment situated in the heart of Alum Chine. The popular shops bars and restaurants of Westbourne are a short walk away as is the award winning beach. Offered with vacant possession.

First floor | Two double bedrooms | Lounge diner | Modern kitchen |
Contemporary bathroom | Allocated parking | Access to outside storage |
Vacant possession | Pets with permission

Westbourne | 01202 767633 |

Winkworth



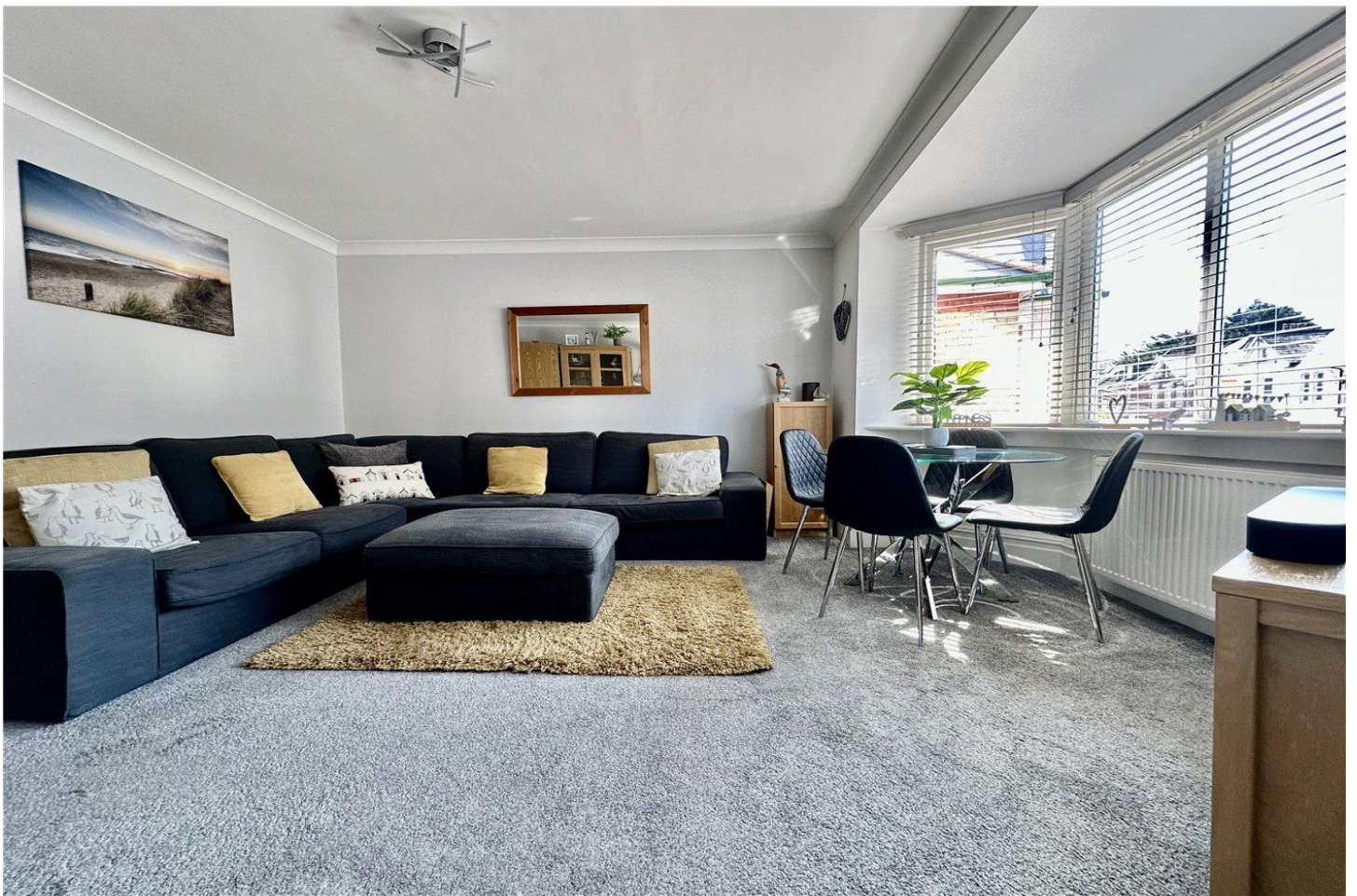
LOCATION

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.



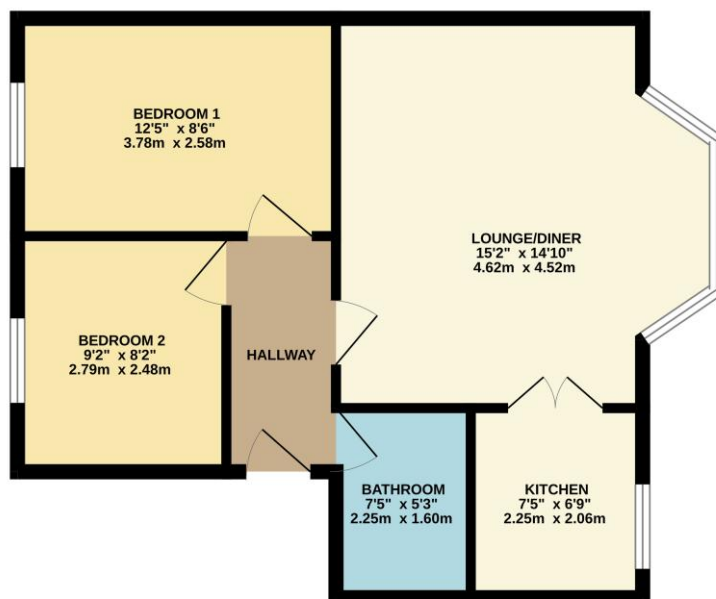
DESCRIPTION

A stylish first floor flat in Alum Chine is now available for sale. This modern property boasts two double bedrooms, a spacious lounge diner, a contemporary bathroom, and a modern kitchen. With allocated off-road parking and access to outside storage, this flat offers convenience and practicality.

Situated in a sought-after location, this flat is just a short walk from the shops, bars, and restaurants of Westbourne. With easy access to good transport links and the beach, residents can enjoy the best of coastal living.

This property is in excellent condition and is offered with vacant possession. Pets are welcome with permission

FIRST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: B

TENURE: Leasehold 107 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1200 per annum

AT A GLANCE

- First floor
- Two double bedrooms
- Lounge diner
- Modern kitchen
- Contemporary bathroom
- Allocated parking
- Access to outside storage
- Vacant possession
- Pets with permission

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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