



EARLE ROAD, BOURNEMOUTH, BH4

£270,000 SHARE OF FREEHOLD

A bright and spacious two bedroom apartment set within a friendly character building which is situated in the heart of Alum Chine. The award winning sandy beaches are just a few hundred meters away and the excellent range of shops, bars, restaurants and coffee shops in Westbourne Village are also within walking distance. The property is well presented throughout and would either make an ideal permanent home or a fantastic holiday apartment by the sea. Pets allowed.

Second floor | Two double bedrooms | Large lounge diner | Contemporary kitchen | Modern bathroom | Bright and spacious throughout | Two allocated parking space | Pets allowed

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



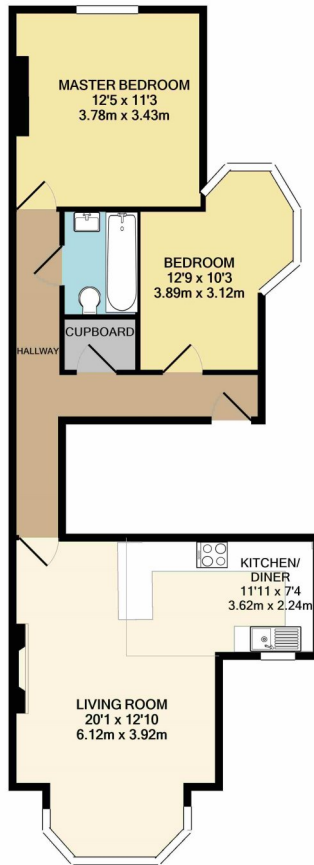
DESCRIPTION

The apartment is situated on the second floor which is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment, houses a large storage cupboard and has doors leading to all principal rooms.

The spacious living room is a particular feature of the property enjoying a large character bay window with stain glass panes enjoying a glimpse of the sea and views across the tree tops in the wooded chine. There is a feature fireplace and ample room for a dining table. The kitchen is open plan to the lounge and is fitted with a range of base and eye level cupboard and drawer units and quality work surfaces, selection of integrated appliances and a sociable breakfast bar area.

There are two generous double bedrooms, both with space for freestanding furniture. The second bedroom has a lovely bay window making this room particularly bright. The modern family bathroom comprises of a suite to include WC, wash hand basin and a panel enclosed bath with a shower above.

Two allocated parking spaces are conveyed with the apartment. There is also a communal garden space set within the development.



TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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

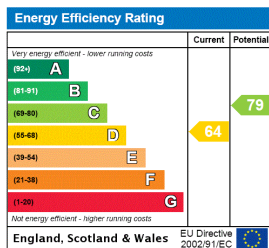
TENURE: Share of Freehold

LOCAL AUTHORITY:

SERVICE CHARGE: £420

AT A GLANCE

- Second floor
- Two double bedrooms
- Large lounge diner
- Contemporary kitchen
- Modern bathroom
- Bright and spacious throughout
- Two allocated parking space
- Pets allowed



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