



BEAULIEU ROAD, BOURNEMOUTH, DORSET, BH4

£265,000 SHARE OF FREEHOLD

This bright and spacious top floor apartment is situated in a small character converted development of just four privately owned properties. Occupying the whole top floor and comprising modern well presented accommodation throughout. Offered with vacant possession.

Character conversion | Top floor | Two double bedrooms | Large lounge
diner | New kitchen | Modern bathroom | Allocated parking | 0.3 miles to
the cliff top and beach | No forward chain

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



DESCRIPTION

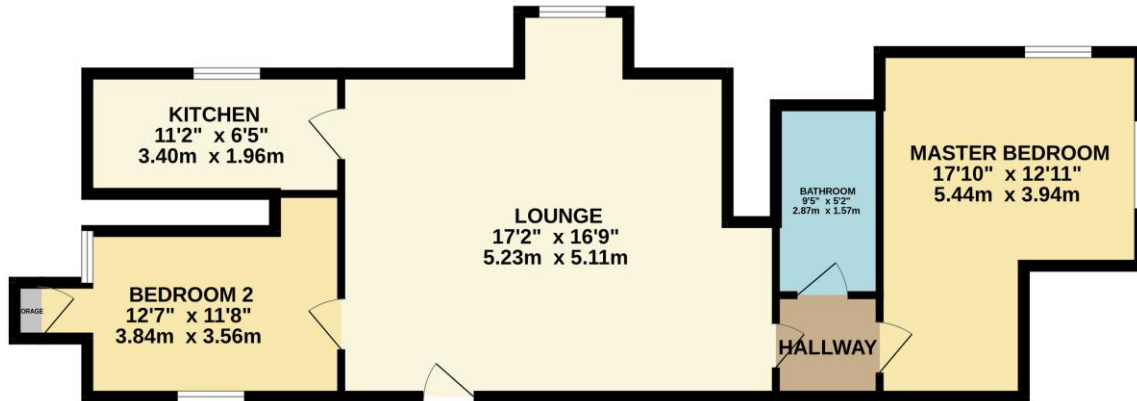
Located in the desirable area of Alum Chine, Bournemouth, this character conversion top floor flat is now available for sale with no forward chain.

Featuring two double bedrooms, a spacious lounge diner, a new kitchen, new carpets throughout and a modern bathroom, this property is presented in excellent condition.

Conveniently situated just 0.3 miles away from the cliff top and beach, this home also offers allocated off-road parking for one car.

Enjoy easy access to the vibrant centre of Westbourne just 0.8 miles away in addition to good transport links.

SECOND FLOOR 797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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: B

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1500 per annum

AT A GLANCE

- Character conversion
- Top floor
- Two double bedrooms
- Large lounge diner
- New kitchen
- Modern bathroom
- Allocated parking
- 0.3 miles to the cliff top and beach
- No forward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	62 D
39-54	E		
21-38	F		
1-20	G		

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