



## Studland Road, Dorset, BH4

£225,000 *Share of Freehold*



A well-presented two-bedroom apartment situated in the heart of Alum Chine, just minutes away from the beach. The property has been finished to a good standard throughout and is sold with the added benefit of vacant possession.

### KEY FEATURES

- Top Floor
- Two Bedrooms
- Close to Beach
- Beautifully Presented
- Chain Free
- Shared Freehold
- Allocated Parking



Westbourne

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## DESCRIPTION

Nestled in the ever-sought-after Alum Chine area, this well-presented apartment offers an outstanding opportunity for those looking to reside close to the stunning Dorset coastline. The property boasts two spacious bedrooms, providing ample space for restful nights and versatile living arrangements. An airy living area forms the heart of the home, perfect for entertaining guests or relaxing after a stroll by the sea.

The contemporary bathroom is finished to a modern standard, catering to all your everyday needs with a touch of style. Outside, the convenience continues with an off-road allocated parking space for one car, ensuring peace of mind after every trip out.

The location is truly enviable. Alum Chine Beach, one of Bournemouth's most prized Blue Flag award-winning stretches, is just

moments away. Revered by locals and visitors alike for its exceptionally clean, wide sandy beaches, this coastal haven is tucked away from the busier town centre, promising a tranquil seaside experience. Young families will particularly appreciate the pirate-themed adventure playground, while practical amenities such as baby changing facilities, lifeguard stations, and friendly pubs ensure every day by the sea is relaxed and enjoyable.



## 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:** 988 year and 10 months

**Service Charge:** £720 per annum

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

**Council Tax Band:** C

**EPC rating:** E

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

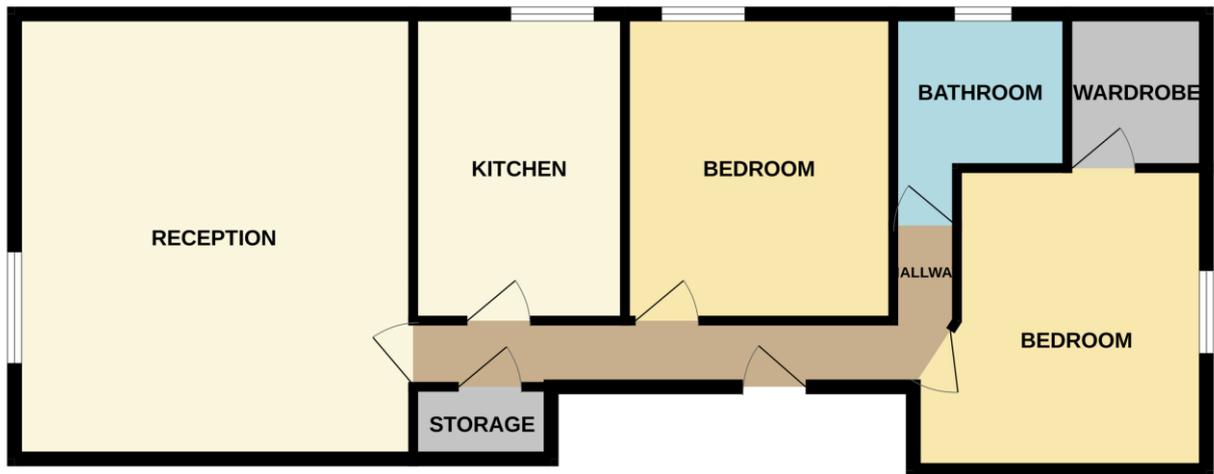


<https://www.winkworth.co.uk/sale/property/WBN250454>

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		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

SECOND FLOOR  
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 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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