



## PINEVIEW, EARLE ROAD, BOURNEMOUTH, BH4

### **£295,000 LEASEHOLD**

This bright two bedroom apartment is set alongside the popular Studland Road which leads down to the beach. Westbourne, which offers a variety of shopping facilities and a vibrant coffee culture is also close by. The apartment views well and benefits from modern accommodation throughout.

Two Double Bedrooms | Two Bathrooms | First Floor | Balcony | Bright Rooms | Close to Beach | Vacant Possession | Allocated Parking

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, 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

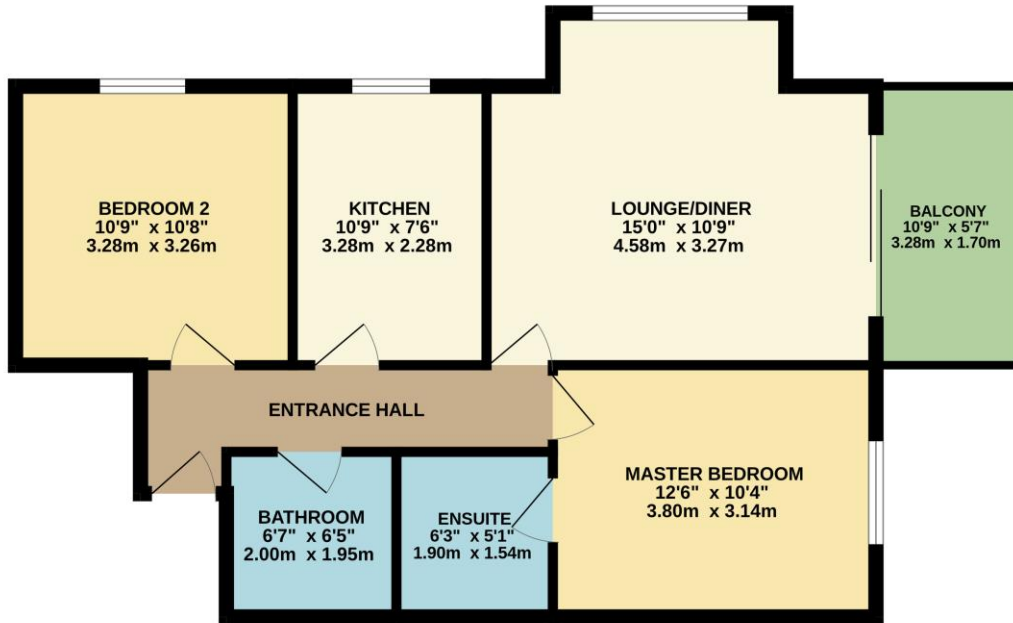
The property is accessed via a well presented communal hallway where stairs or a lift provide access to the first floor and the private entrance to the apartment itself. The L shaped hallway is bright and includes doors to principal rooms.

The lounge diner is bright and spacious with a dual aspect and french doors which lead onto the balcony. The kitchen is fitted to include a range of base and eye level work units with integrated oven and a view over the front aspect.

There are two good size double bedrooms with the master bedroom having the added benefit of an en suite shower room comprising a cubicle shower, WC and wash hand basin. The master bedroom has a large fitted wardrobe and the second has ample space for wardrobes and drawers as required. The family bathroom accessed from the hallway comprises a bath/shower, WC and wash hand basin.

Outside a covered allocated parking space is conveyed with the apartment.

FIRST FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 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:** D

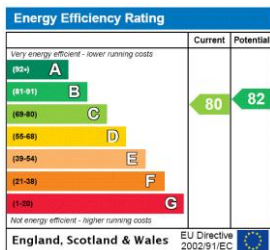
**TENURE:** Leasehold – 104 Years

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £2150 per annum

**AT A GLANCE**

- Two Double Bedrooms
- Two Bathrooms
- First Floor
- Balcony
- Bright Rooms
- Close to Beach
- Vacant Possession
- Allocated Parking



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