



**STUDLAND ROAD, BOURNEMOUTH, BH4**

**£335,000 LEASEHOLD**

A bright, spacious and well presented split level apartment situated in an enviable position just a short level walk away from the beach in Alum Chine. The property is set within a small character conversion and provides a superb amount of space whilst also benefiting from a balcony and off road parking.

Character conversion | Split level | Three double bedrooms | Large lounge diner | Modern kitchen & bathroom | Private balcony | Off road parking | Private entrance

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Alum Chine Beach is 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 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.





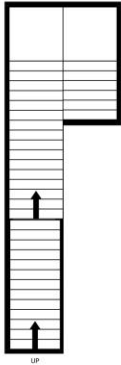
## DESCRIPTION

Introducing this beautiful split level maisonette in the sought-after area of Alum Chine. This character conversion boasts three double bedrooms, a large lounge diner, a modern kitchen & bathroom, a private balcony, off road parking, and a private entrance.

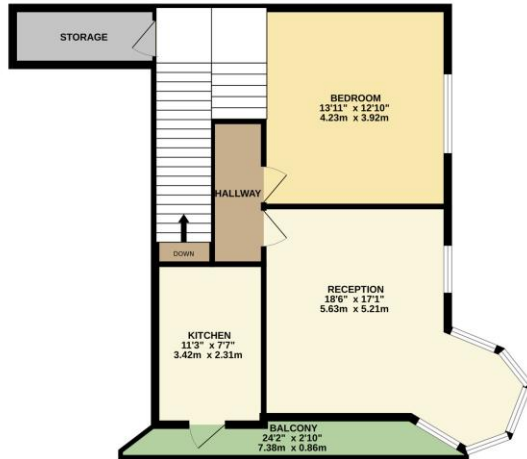
Located just a short level walk to the beach, this property is also conveniently close to the shops, bars, and restaurants in Westbourne, as well as good transport links. The property is in good condition, making it the perfect opportunity for those looking for a comfortable and well-maintained home.

This property is ideal for buyers looking for a spacious and well-equipped home in a desirable location.

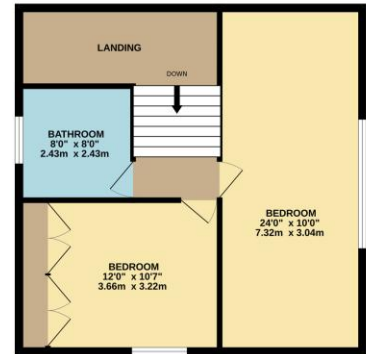
GROUND FLOOR  
128 sq.ft. (11.8 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR  
577 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.4 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**

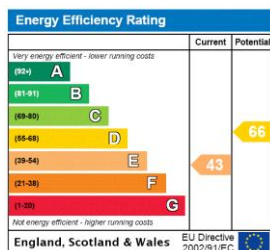
**TENURE:** Leasehold 113 years remain

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** As & when basis

## AT A GLANCE

- Character conversion
- Split level
- Three double bedrooms
- Large lounge diner
- Modern kitchen & bathroom
- Private balcony
- Off road parking
- Private entrance



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