



Burnaby Road, BH4

£250,000 *Leasehold*

This bright two bedroom apartment is set in a desirable spot in the ever popular Alum Chine area, just a short walk from the beautiful sandy beaches. Westbourne, which offers a variety of shopping facilities and a vibrant coffee culture is also close by. The apartment views extremely well and benefits from two bedrooms, two bathrooms, modern accommodation throughout and an allocated parking space.



KEY FEATURES

- Modern Purpose Built Block
- Second Floor Apartment (Access With Lift)
- Modern Kitchen With Appliances
- Master Bedroom With En Suite
- Modern Family Bathroom
- Allocated Parking



Westbourne

01202 767633 | westbourne@winkworth.co.uk



DESCRIPTION

The apartment is situated on the second floor which is accessed via a secure communal entrance and entry phone system. The communal areas are well presented and the apartment can be accessed via stairs or a lift. A private front door then leads into the entrance hall which houses doors to principal rooms.

The lounge diner is a spacious, bright and airy room with ample room for free standing furniture. The kitchen is located in the room next door to the living room and is fitted with a range of base and eye level work units with space and plumbing for free standing appliances and ample workspace.

There are two good size double bedrooms with the master bedroom having the added benefit of an en suite shower room which comprises of an enclosed shower unit, wash hand basin and wc. The family

bathroom is tiled and comprises of a suite to include WC, wash hand basin and panelled bath with shower attachment.

An allocated parking space is conveyed with the apartment and the property is offered chain free.





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, 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.

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

<https://www.winkworth.co.uk/sale/property/WBN220366>

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.

MATERIAL INFO

Tenure: Leasehold

Term: 166 year and 0 months

Service Charge: £0 per annum

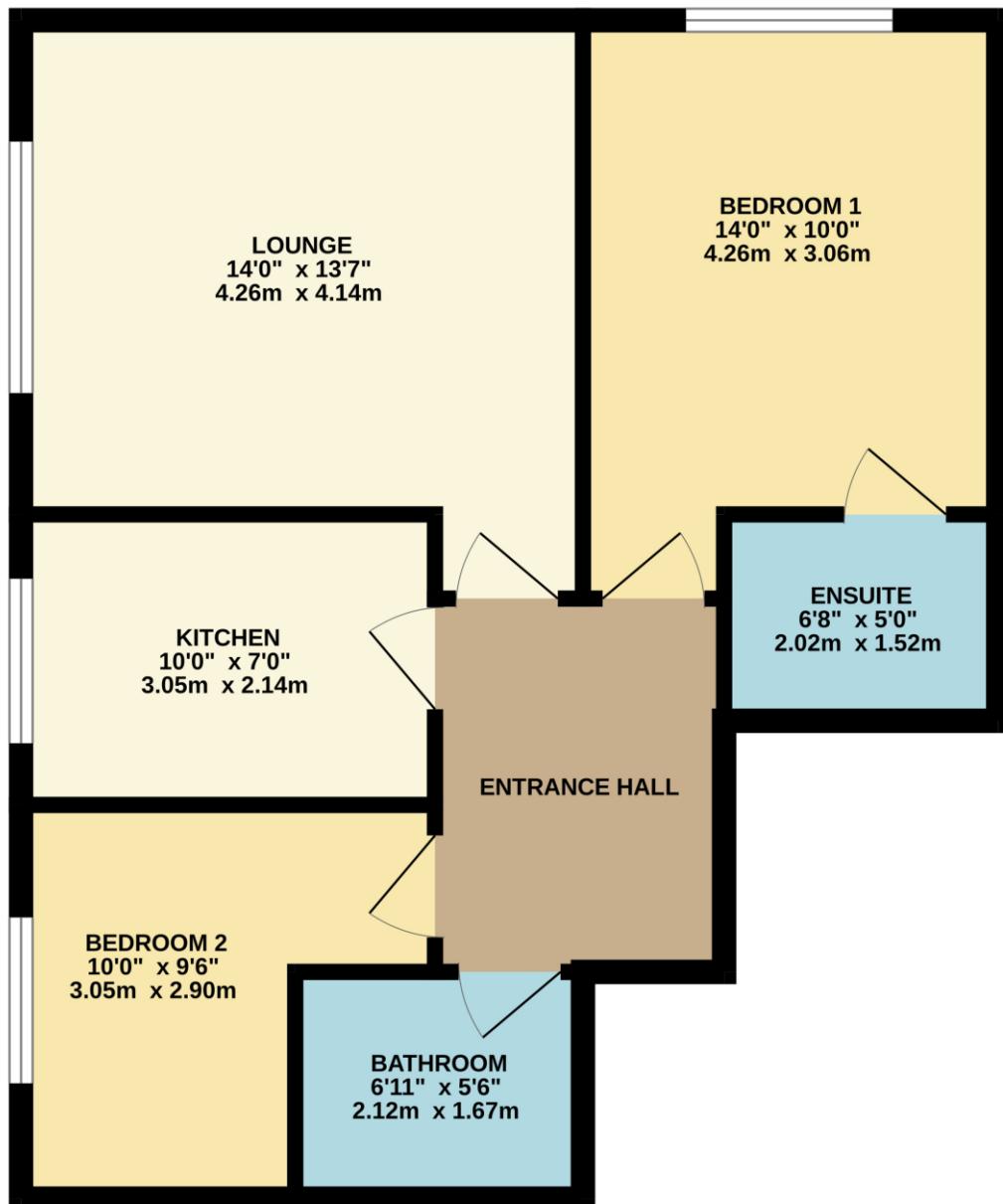
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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