



ELMHURST HEIGHTS, STUDLAND ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

£275,000

A very bright two bedroom first floor apartment set within a modern development just moments from the beach in the heart of Alum Chine. The property is in good order throughout with spacious accommodation and a sunny balcony.

First floor | Two double bedrooms | Large lounge diner | Kitchen breakfast room | Two bathrooms | Balcony | Underground parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Alum Chine is a sought after residential area situated between the beach and Westbourne Village. Alum Chine offers beautiful sandy beaches and a selection of restaurants along the front within walking distance, one of which is situated directly on the promenade at Alum Chine itself. A peaceful stroll through the exotic woodlands of the chine brings you to Westbourne Village which offers an excellent range of independently owned 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.



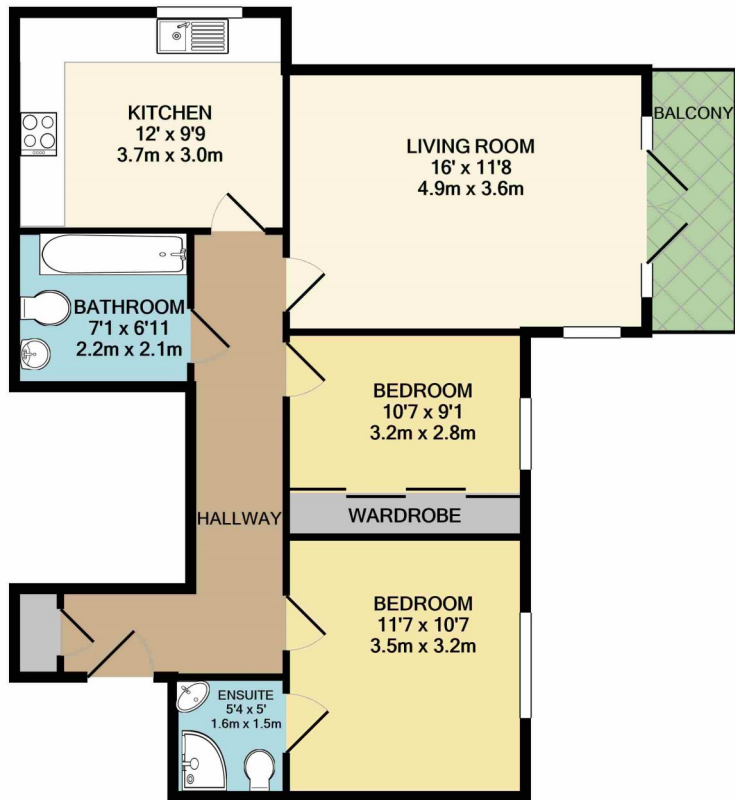
DESCRIPTION

The property is situated on the first floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment, houses a large storage cupboard and doors to principal rooms.

There is a good size lounge diner with patio doors leading on to a private balcony and there is ample room for a dining table. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and room for a breakfast table.

There are two double bedrooms with a fitted wardrobe in bedroom two. The master bedroom has the added benefit of an ensuite shower room. There is a family bathroom with suite comprising of a low-level WC, wash hand basin and panelled bath with shower above.

An allocated parking space and lockable storage unit is located in the underground parking area.



TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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

LOCAL AUTHORITY: BCP Council

AT A GLANCE

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