



## Burnaby Road, Bournemouth, Dorset, BH4

£235,000 *Share of Freehold*



Situated in the beautiful Alum Chine this two-bedroom ground floor maisonette style apartment is perfectly positioned just a short distance away from the local beaches as well as Westbourne village. Accommodation comprises of two double bedrooms, bright lounge/diner, fitted kitchen, modern bathroom, a spacious private rear terrace and garden and off road parking.

### KEY FEATURES

- Private garden & terrace
- Ground floor
- Split level
- Two double bedrooms
- Extremely desirable location
- Modern shower room
- Allocated parking



Westbourne

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## DESCRIPTION

Situated in the highly sought-after area of Alum Chine, this beautifully presented ground floor maisonette offers modern living within walking distance of Bournemouth's golden beaches. Perfectly positioned just 0.5 miles from the vibrant centre of Westbourne, the property benefits from excellent transport links and a wealth of local amenities close by.

Inside, this split-level apartment boasts two generously sized double bedrooms providing ample space for professionals sharing or a small family. The bright fitted kitchen is designed for modern living, while the stylish, recently updated shower room adds a luxurious touch.

To the rear, a private garden and terrace offers a peaceful retreat for relaxing outdoors or entertaining friends. The property further benefits from allocated parking for one car—an invaluable

convenience for those living so close to the beach and Westbourne high street.

Enjoy the best that seaside living has to offer, with Alum Chine's renowned beach just a short stroll away and Westbourne's bustling cafés, shops and restaurants within easy reach.





## 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.

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



<https://www.winkworth.co.uk/sale/property/WBN250520>

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:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £1500 per annum

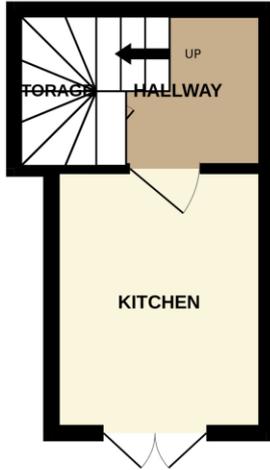
**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** C

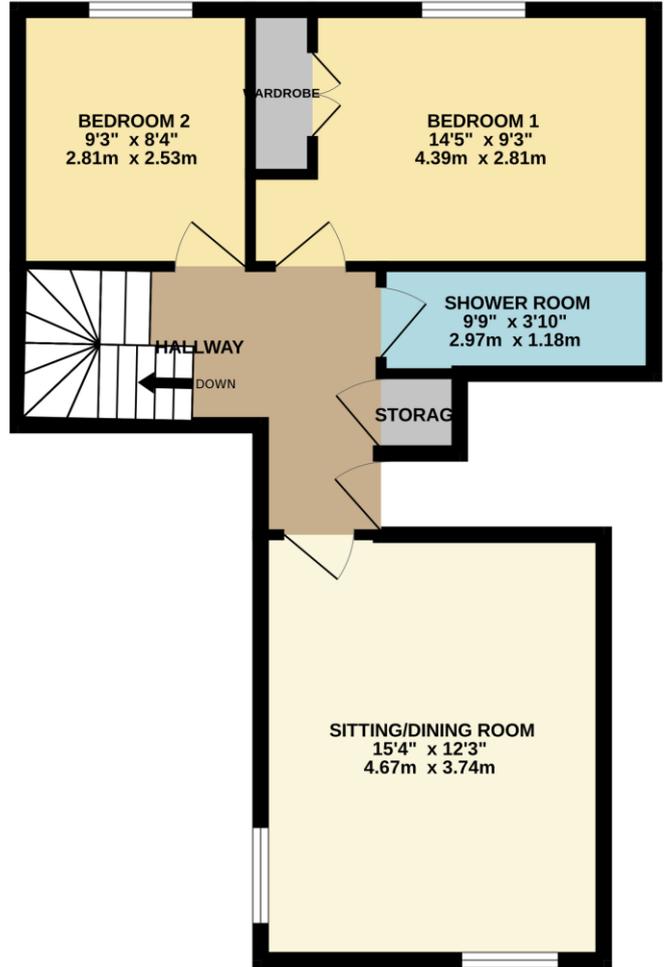
**EPC rating:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

LOWER GROUND FLOOR  
125 sq.ft. (11.6 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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