



ALUM CHINE VIEW, STUDLAND ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

£315,000 SHARE OF FREEHOLD

This spacious ground floor two double bedroom apartment is located in a prime position backing directly onto and overlooking the beautiful wooded Alum Chine. The development has private steps leading down into the chine itself which is just a couple of hundred metres from the award winning sandy beaches. Westbourne Village is also just a short distance away which offers an excellent range of shops bars and restaurants.

Two double bedrooms | En-suite to master bedroom | Private patio overlooking the beautiful wooded chine | Spacious kitchen diner | Lounge enjoying pleasant outlook | Stone's throw to sandy beaches | Private steps leading to chine | Off road 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.



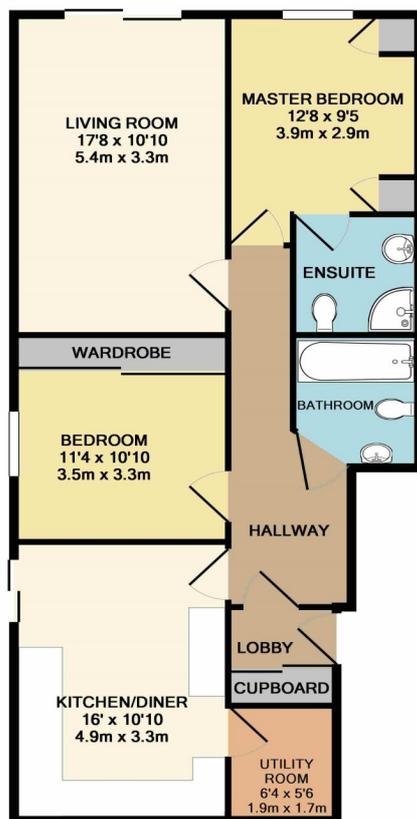
DESCRIPTION

The property is accessed through a secure communal entrance with telephone entry system which leads into the communal entrance hallway where stairs lead down to the ground floor where the apartment can be found. The entrance lobby has been fitted with invaluable built in storage and in turn leads into the hallway which gives access to all principal rooms. The lounge diner enjoys a fantastic outlook through sliding patio doors onto the private patio area which leads out into the well maintained communal gardens which overlooks the wooded chine beyond.

The kitchen diner is a spacious room and is fitted with an excellent range of both floor and wall mounted cupboard and drawer units with adjoining roll edge work surfaces areas, a built-in oven and inset hob, space for a tall fridge freezer, dishwasher and washing machine. There is plenty of space in the kitchen for a dining table and chairs and there is a side aspect door which leads outside to the side of the property, currently used as outdoor storage and in turn leads to the private patio and rear communal gardens. There is an additional room accessed from the kitchen which could be used as a utility room or a study if required.

The master bedroom enjoys an aspect over the rear gardens, has a range of built-in wardrobes and an en-suite shower room. The second bedroom is another good sized double room with a side aspect window and an excellent range of mirror fronted wardrobes. There is an additional bathroom comprising panel enclosed bath, low-level WC and a wash hand basin.

Outside there is a private patio which can be accessed from the lounge or from the side of the building via the kitchen which in turn leads into the communal gardens where private steps lead down to Alum Chine beach. To the front to the property is an allocated parking space



TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 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
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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: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: TBA

AT A GLANCE

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