



EATON COURT, ALUMHURST ROAD, BOURNEMOUTH, BH4

£275,000 LEASEHOLD

A bright, spacious and well presented two bedroom top floor apartment perfectly situated just moments away from the entrance to Alum Chine and the path which leads through woodland to the beach. Brilliantly presented and offered with vacant possession.

Top floor | Two double bedrooms | Two modern bathrooms |
Contemporary kitchen breakfast room | Large lounge diner | Allocated
parking | Close to the beach | Small development

Westbourne | 01202 767633 |

Winkworth



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 home to a beautiful Tropical Garden which 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.

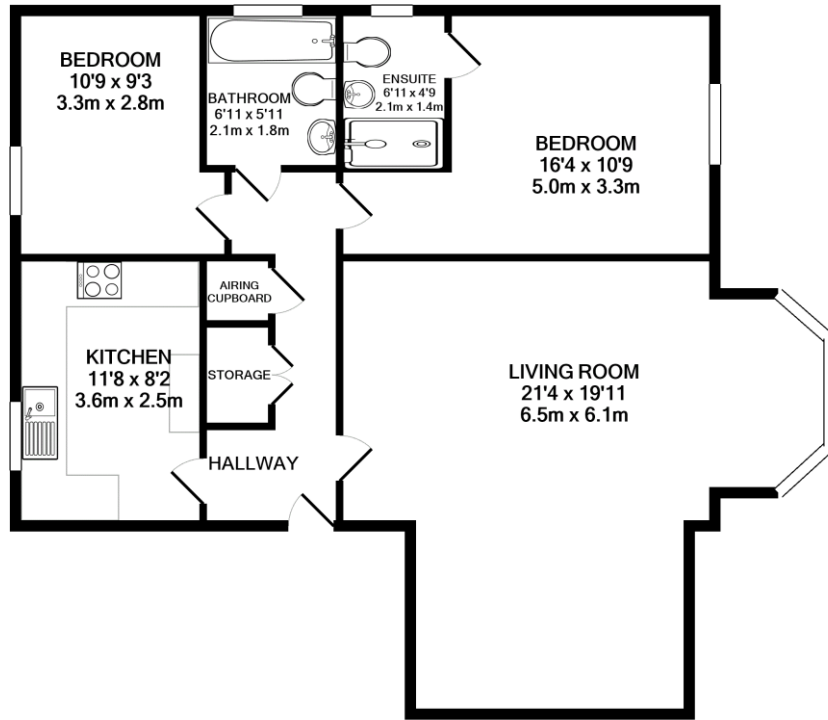


DESCRIPTION

This fantastic property boasts two spacious double bedrooms, perfect for a second home owners or for a couples looking to settle near the beach.

The two modern bathrooms provide both comfort and convenience, while the contemporary kitchen breakfast room is very well presented. The large lounge diner boasts plenty of space for both relaxing and dining. There is also allocated parking to the rear of the block.

Enjoy easy access to the beach, just a stone's throw away, as well as the popular shops, bars, and restaurants in Westbourne. Excellent transport links make commuting and travelling to the area easy.



TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.3 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: C

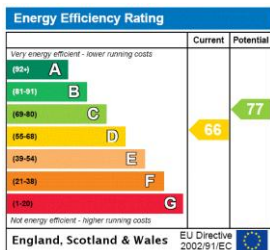
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1400 circa per annum

AT A GLANCE

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