



ETON 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

Stylish Top Floor Flat in Prime Westbourne Location – Just Minutes from the Beach

Situated in the heart of one of Bournemouth's most sought-after suburbs, this beautifully modernised top-floor flat offers spacious, coastal living with contemporary comfort and style. Boasting 828 sq ft of living space, the property features a vast lounge-diner (21ft x 19ft)—perfect for entertaining or relaxing in comfort. Bay windows in the lounge-diner fill the space with natural light, while the kitchen and second bedroom offer lovely views over Alum Chine.

The sleek kitchen comes complete with a breakfast bar, ideal for casual dining, and both double bedrooms are generously sized. The master bedroom benefits from a modern en-suite.

Additional highlights include:

- Allocated parking and visitor parking
- Very reasonable service charges (£1,400/year)
- Fully modernised throughout, ready to move in
- Bright and airy top-floor setting

Location is everything, and this flat delivers. A mere five-minute walk down a woodland chine footpath leads to Bournemouth's award-winning beaches, while the vibrant hub of Westbourne is also just five minutes away, offering artisan cafes, wine bars, fine dining, and boutique shopping. Bournemouth town centre is close by, and Bournemouth train station—with direct links to London—is just a 10-minute drive.

Whether you're dreaming of a stylish seaside apartment or you're a young family or first-time buyer looking to get on the property ladder, this beautifully presented flat is a must-see.



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
Made with Metropix ©2020

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

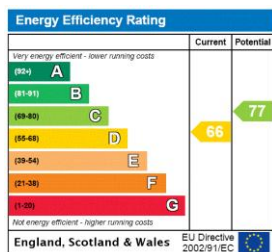
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1480 per annum

AT A GLANCE

- 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