



**BEAULIEU ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4**

**£178,000 SHARE OF FREEHOLD**

A well presented one bedroom first floor apartment which is situated a very short walk away from the award winning beach at Alum Chine whilst also being near to the popular shops, bars and restaurants in Westbourne. Offered with vacant possession.

First floor | One bedroom | Lounge diner | Modern kitchen & bathroom |  
Close to the beach | Vacant possession | Holiday letting permitted

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.





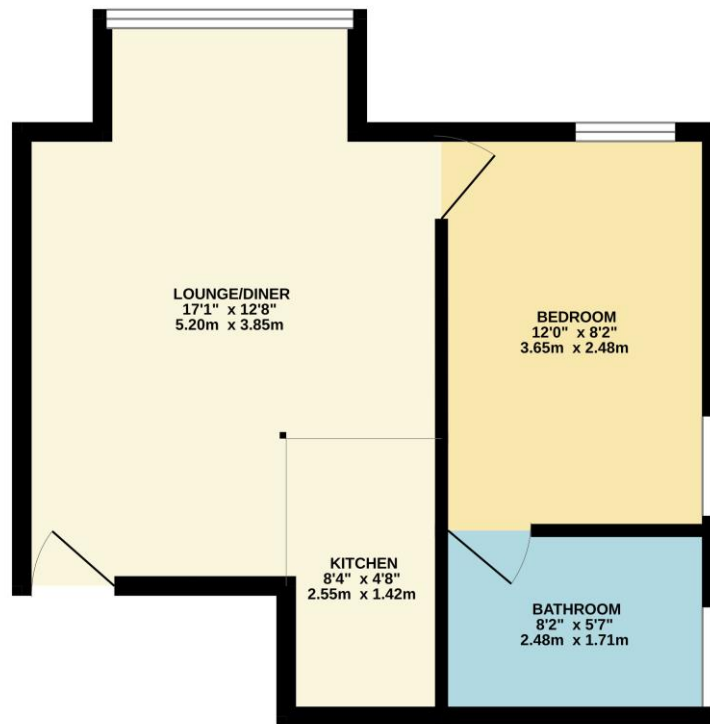
## DESCRIPTION

The property is situated on the first floor of this small character conversion in the heart of Alum Chine.

The front door gives direct access into the good size lounge where there is ample room for a dining table and a box bay window enjoys views to the rear of the building. The kitchen is open plan to the lounge and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

The bright bedroom has space for free standing furniture and benefits from dual aspect windows. The en suite style bathroom is fully tiled and benefits from a modern suite to include WC, wash hand basin and panelled bath with shower above.

GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



*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:** B

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1360 PER ANNUM

## AT A GLANCE

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