



## FLAT 50 VIEWPOINT, SANDBOURNE ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

### **£400,000 SHARE OF FREEHOLD**

A well presented and very spacious raised ground floor apartment situated in popular Viewpoint development. Benefiting from easy access to the award winning beach and set within landscaped communal grounds with a heated swimming pool. Offered with vacant possession.

Raised ground floor | Two double bedrooms | Two ensuite bathrooms |  
Large lounge diner | Modern fitted kitchen | Sunny balcony |  
Underground parking | Swimming pool | Close to the beach

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

Located in the popular Viewpoint development in Alum Chine, Bournemouth, this well-presented raised ground floor apartment offers spacious living in a prime coastal location.

With two double bedrooms, both boasting ensuite bathrooms, this property is ideal for those seeking a home by the sea. The large lounge diner and modern fitted kitchen provide ample space for entertaining and there is a good size balcony.

Situated within landscaped communal grounds featuring a heated swimming pool for residents use. There is easy access to the award-winning beach and cliff top. In addition to this there is an allocated underground parking space and extra surface level parking.

The property is close to the popular shops, bars, and restaurants of Westbourne, making it perfect for those who enjoy a vibrant social scene. Good transport links ensure you can easily explore all that Bournemouth has to offer.

## Ground Floor



*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:** E

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £3296

## AT A GLANCE

- Raised ground floor
- Two double bedrooms
- Two ensuite bathrooms
- Large lounge diner
- Modern fitted kitchen
- Sunny balcony
- Underground parking
- Swimming pool
- Close to the beach

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	74	79
EU Directive 2002/91/EC		

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