



## VIEWPOINT, 7 SANDBOURNE ROAD, BOURNEMOUTH, DORSET, BH4

### £375,000 SHARE OF FREEHOLD

A bright and well-presented two double bedroom apartment set within this very popular development which is situated in an enviable position close to the award-winning beach in Alum Chine. The property offers good size accommodation throughout with a large balcony and underground parking. Viewpoint benefits from a private swimming pool set within the well-maintained grounds.

Purpose built | Two double bedrooms | Two ensuite bathrooms | Open plan Kitchen/Living Space | Modern kitchen | Sunny balcony | Underground parking | Heated swimming pool | Direct access to Branksome Dene Chine

Westbourne | 01202 767633 |

Winkworth





## LOCATION

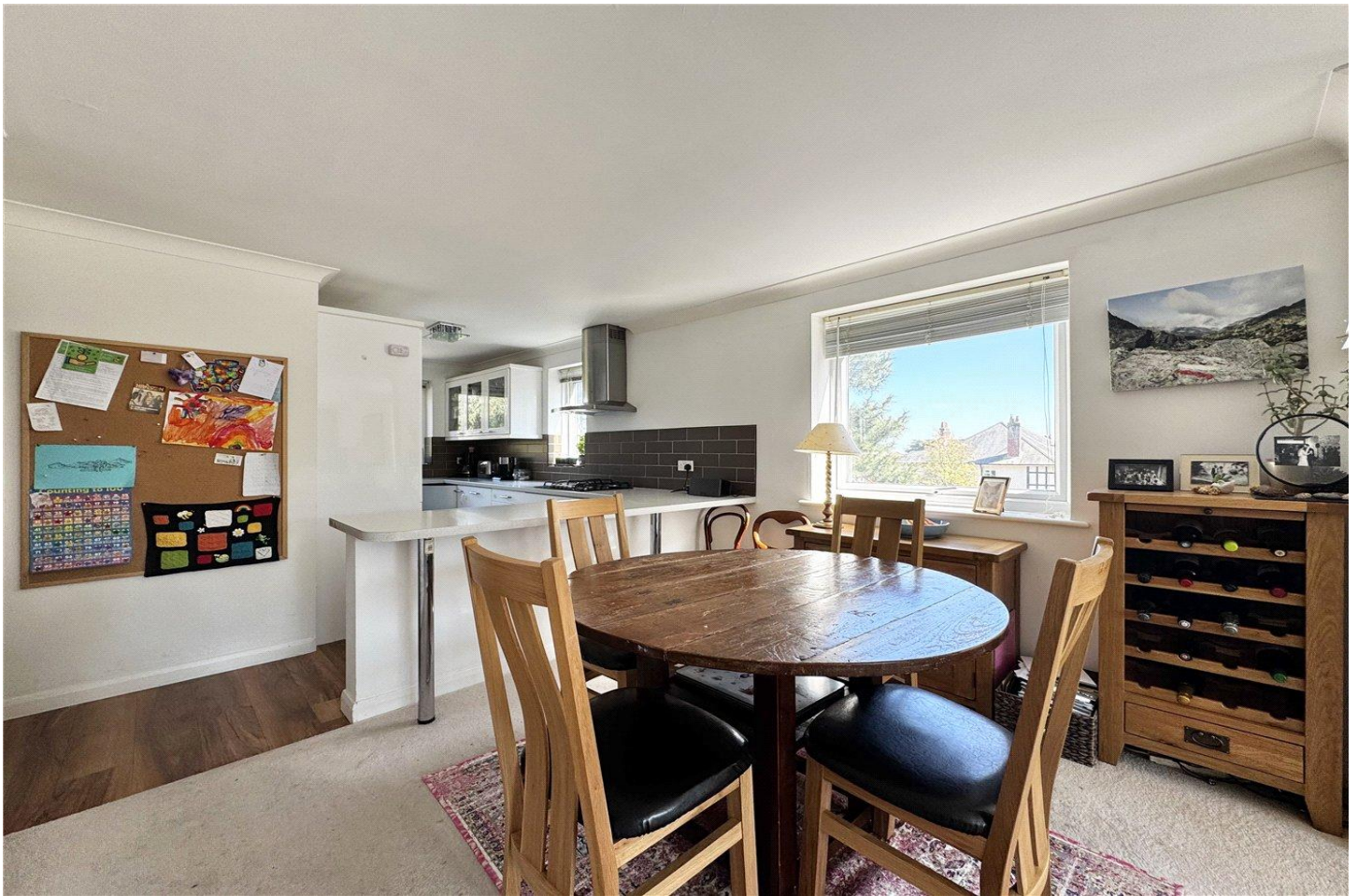
Alum Chine and Branksome Dene Chine are two of Bournemouth's favourite Blue Flag award winning beaches, particularly loved by the locals for their wide, exceptionally clean, sandy shores situated further to the West of Bournemouth, away from the hustle and bustle of Bournemouth Pier and the town centre.

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.

Branksome Dene Chine can be directly accessed from a private gate leading to a footpath at the rear of the property.

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

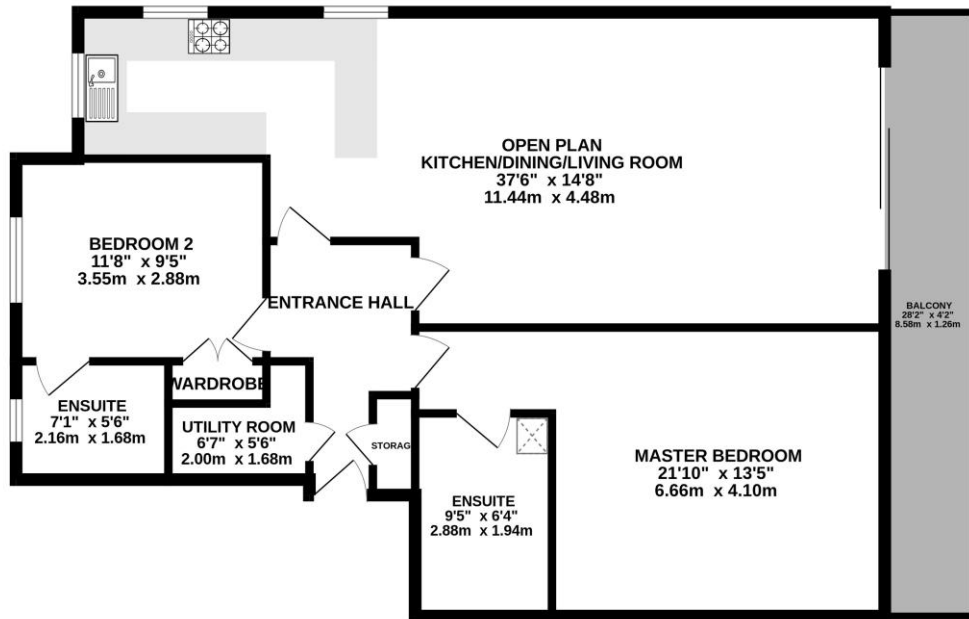
The apartment is situated on the second floor which is accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

The lounge is a superb size enjoying tree views through sliding patio doors which lead out onto the large sunny balcony. There is a dining area which has ample room for a large table. The modern kitchen is open plan to the living room and fitted with a range of base and eye level work units with integrated appliances. There is a separate utility room which has space and plumbing for domestic appliances and additional storage space.

Both bedrooms are good size double rooms with fitted wardrobes and ensuite bathrooms. The master bedroom is a particularly large room with the added benefit of sunny tree views across the balcony.

A secure underground parking space is conveyed with the property. There are additional first come first serve surface level parking spaces.

1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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:** E

**TENURE:** Share of Freehold 948 years

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £3200pa

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

72 C 80 C

## AT A GLANCE

- Purpose built
- Two double bedrooms
- Two ensuite bathrooms
- Open plan Kitchen/Living Space
- Modern kitchen
- Sunny balcony
- Underground parking
- Heated swimming pool
- Direct access to Branksome Dene Chine

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