



Groveley Road, Dorset, BH4

£225,000 *Share of Freehold*



A ground floor two bedroom apartment with a small courtyard garden. Perfectly situated just a short walk from Westbourne whilst also being near to the chine and beach at Alum Chine.

KEY FEATURES

- Ground floor with courtyard garden
- Private entrance
- Two bedrooms
- Large lounge diner
- Two bathrooms
- Allocated parking
- Vacant possession



Westbourne

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DESCRIPTION

Nestled in the highly sought-after Alum Chine area, this ground floor courtyard apartment presents an exceptional opportunity for those looking to create a stylish home in a prime coastal location. Offering its own private entrance, the property welcomes you into a generously proportioned lounge diner—ideal for both entertaining and relaxing.

Boasting two comfortable bedrooms and two bathrooms, this apartment is spacious enough for sharers, young families, or those seeking a guest room or dedicated home office. The highlight of this home is its charming courtyard garden, providing a private outdoor retreat perfect for morning coffees, quiet reading, or alfresco dining.

Allocated parking ensures convenience for residents, a rare find so close to the coast. The flat is offered with vacant possession and requires some updating, providing a wonderful blank canvas for

tailoring and modernising to personal tastes.

Located just a short stroll from the vibrant shops, independent cafés, and cosmopolitan restaurants of Westbourne, the apartment is also ideally positioned near the beautiful sandy beaches of Alum Chine, promising a lifestyle of seaside walks and outdoor leisure. Excellent transport links offer easy access to both Bournemouth town centre and Poole, while nearby leisure facilities and green spaces enhance the appeal of this fantastic location.

Please note: some images have been digitally enhanced for presentation purposes. No material defects have been intentionally removed or concealed.





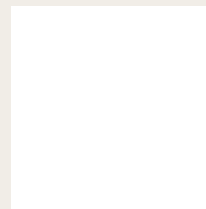
LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

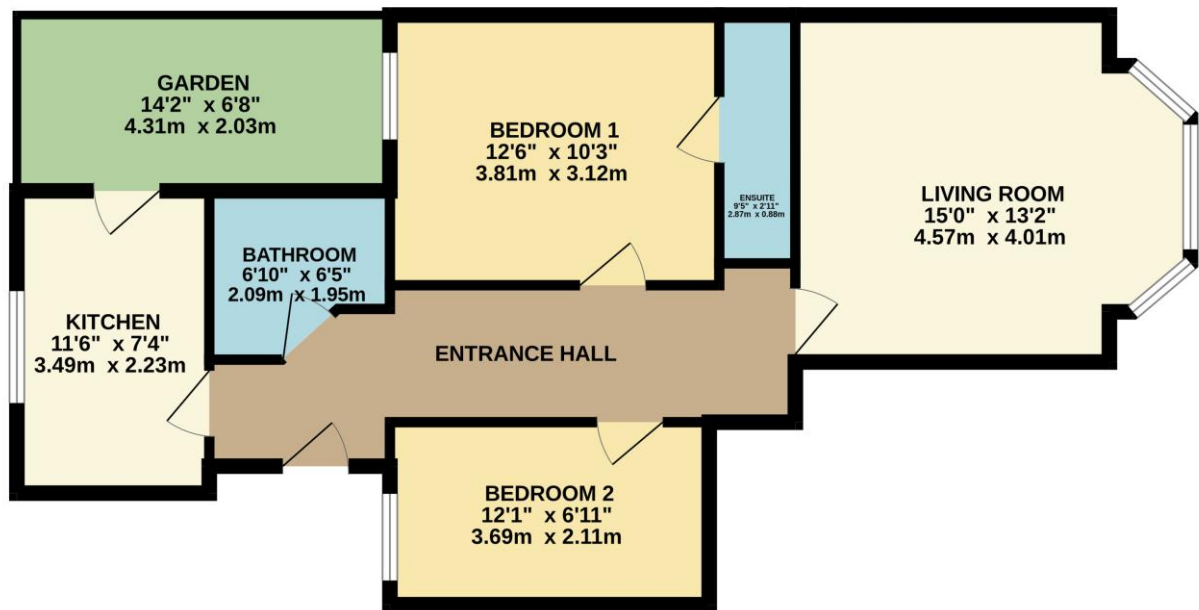
Term: 968 years

Service Charge: £1600 per annum

Council Tax Band: C

EPC rating: To be confirmed

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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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