



**STUDLAND ROAD, BOURNEMOUTH, BH4**

**£350,000 SHARE OF FREEHOLD**

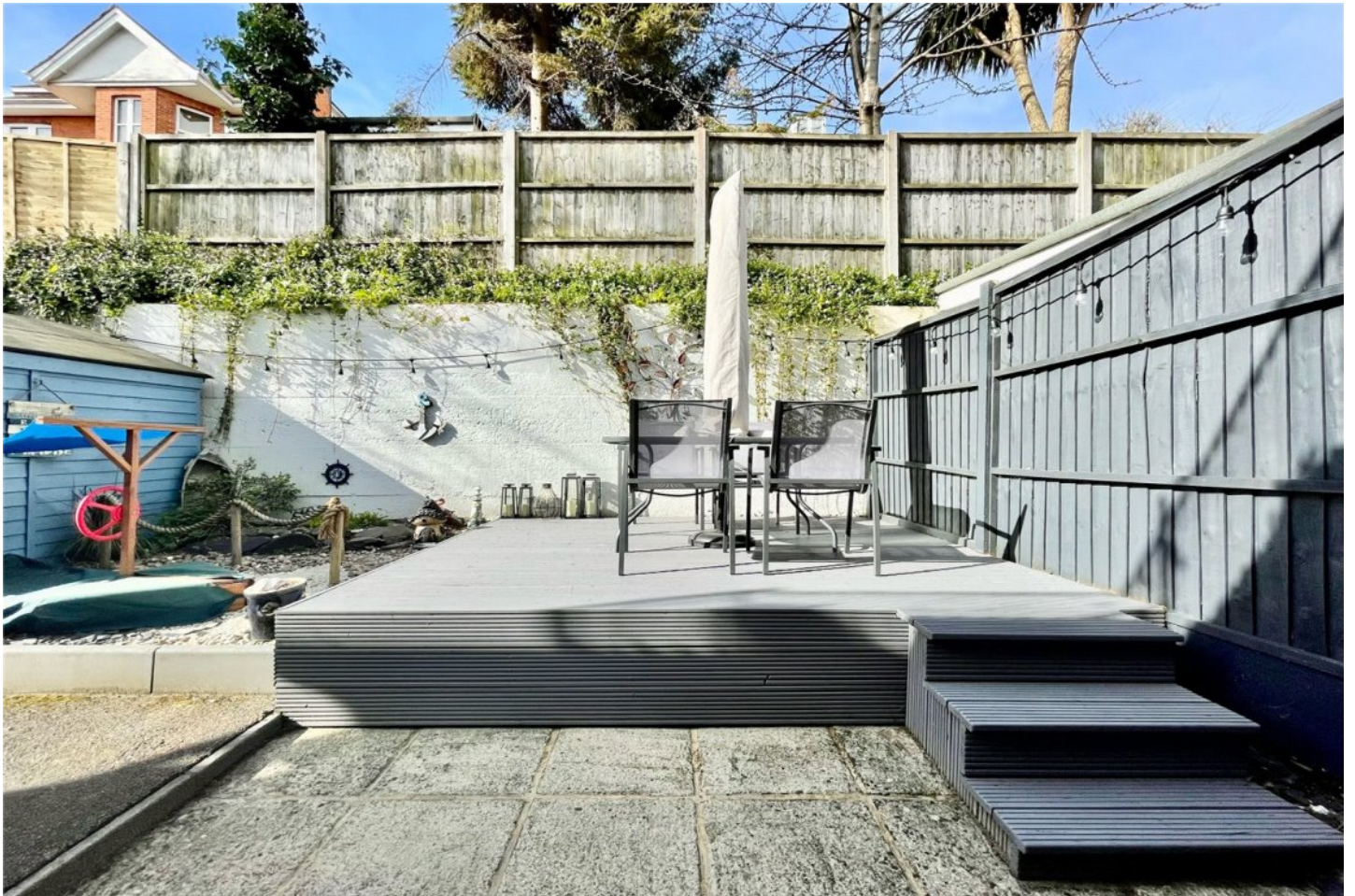
A stunning two bedroom two bathroom garden apartment with a private entrance which is situated in the heart of Alum Chine, just minutes away from the beach. The property has been finished to a high standard throughout with high quality fittings and the added benefit of a low maintenance sunny garden.

Two Bedrooms | Two Bathrooms | Ground Floor | Private Garden | Private Entrance | Close to Beach | Beautifully Presented | Chain Free | Shared Freehold | Allocated Parking

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.





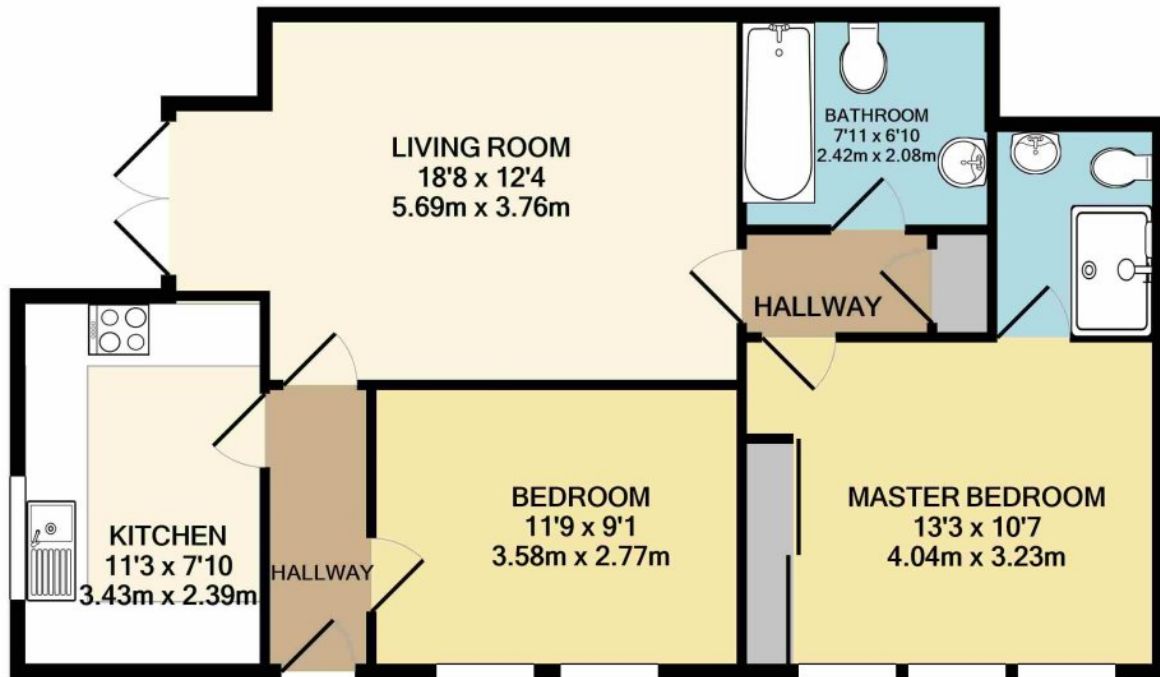
## DESCRIPTION

The property is accessed via a private entrance to the side of the building which leads into the entrance hall.

The spacious lounge enjoys high ceilings and French doors which lead directly into the sunny private garden. The new contemporary kitchen comprises of a range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms, the master has the added benefit of a modern en suite shower room which is part tiled and comprises a corner shower, WC and wash hand basin. The main family bathroom is accessed from the inner hallway and is part tiled, comprising bath/shower, WC and wash hand basin.

The sunny rear garden offers a low maintenance space with a raised decking area at one corner ideal for a table and chairs. There is a side gate from the garden which gives access to the front of the building. An allocated parking space is conveyed with the property, located at the front of the building.



TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.6 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  
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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:** C

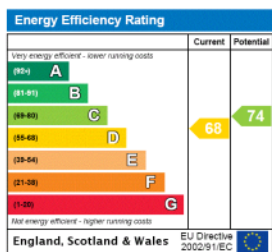
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £600 per annum

**AT A GLANCE**

- Two Bedrooms
- Two Bathrooms
- Ground Floor
- Private Garden
- Private Entrance
- Close to Beach
- Beautifully Presented
- Chain Free
- Shared Freehold
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