



WESTBOURNE PARK ROAD, BOURNEMOUTH, DORSET, BH4

£240,000 LEASEHOLD

A bright and modern two bedroom ground floor apartment with front and rear gardens situated in Alum Chine which boasts award winning beaches whilst also being just a short walk to the shops, bars and restaurants in Westbourne. The property presents brilliantly and is offered with vacant possession.

Ground floor | Two double bedrooms | Contemporary kitchen | Modern bathroom | Bright lounge | Private front and rear gardens | Allocated parking | Pets allowed with permission

Westbourne | 01202 767633 |

Winkworth



LOCATION

Alum Chine is a sought after residential area situated between the beach and Westbourne Village. Alum Chine offers beautiful sandy beaches and a selection of restaurants along the front within walking distance, one of which is situated directly on the promenade at Alum Chine itself. A peaceful stroll through the exotic woodlands of the chine brings you to Westbourne Village which offers an excellent range of independently owned 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

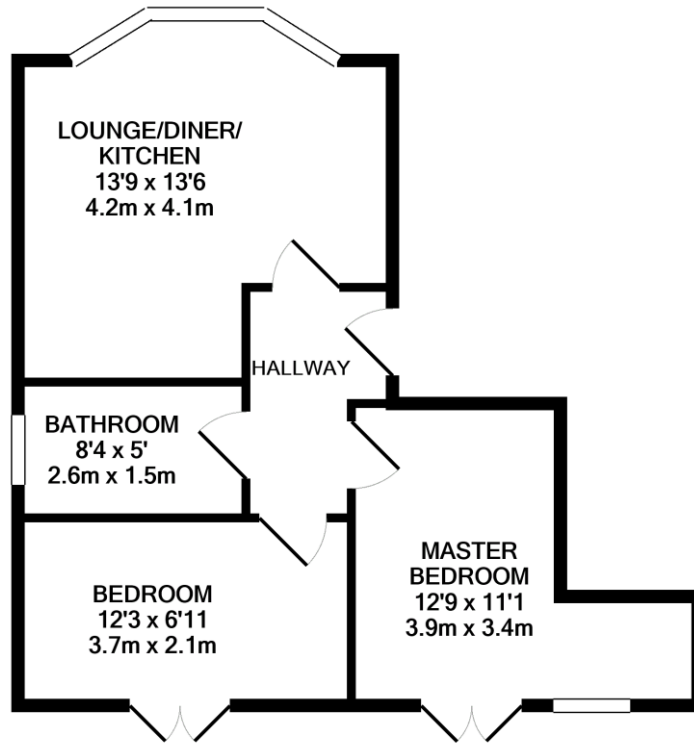
The property is situated on the ground floor and is accessed via a communal entrance with well presented communal hallways. A private front door then leads into the entrance hallway.

The bright lounge benefits from a bay window to front aspect which overlooks the private front garden. The kitchen area is open plan to the lounge and benefits of a range of base and eye level work units and a breakfast bar area with integrated appliances.

There are two double bedrooms both with space for freestanding furniture and both overlooking and having access through double French doors into the private rear garden. The family bathroom is tiled and comprises of a modern suite to include WC, wash hand basin and panel bath with shower above.

The rear garden is a particular feature of the property and is set over two levels with ample room for outside dining. The front garden is incredibly low maintenance being predominantly paved with a mature hedge surround.

An allocated parking space is conveyed with the apartment. There is a communal bike store onsite.



TOTAL APPROX. FLOOR AREA 426 SQ.FT. (39.6 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

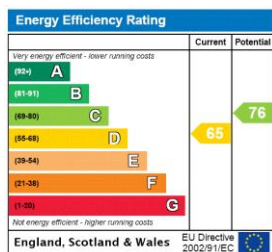
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £740 per annum

AT A GLANCE

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- Contemporary kitchen
- Modern bathroom
- Bright lounge
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