



BEAULIEU ROAD, ALUM CHINE, DORSET, BH4

£194,950 LEASEHOLD

A well presented two double bedroom top floor converted apartment located adjacent to Alum Chine itself being just minutes walk through the wooded chine to the award winning sandy beaches. Also nearby is Westbourne Village offering an excellent range of shops, bars and restaurants. The property benefits from double glazing, modern fitted bathroom and kitchen, gas fired central heating and parking.

Two double bedrooms | Top floor | Newly extended lease | Off road parking | Situated adjacent to the Chine | Short walk to award winning beaches | Close to Westbourne Village

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 1 hour 30 minutes 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

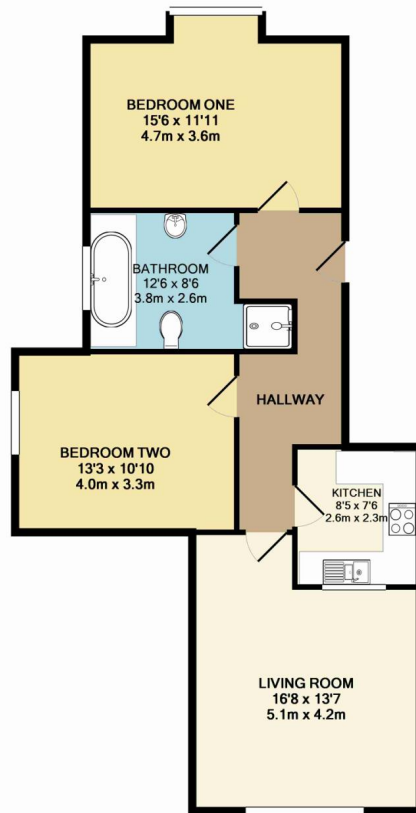
This apartment is situated on the top floor of this character converted building and access to the apartment is via the communal hallway where stairs lead to the apartment.

The south facing lounge is a real feature of this property and from the lounge window you can just catch a glimpse of the sea at the end of Studland Road. The kitchen has a range of base and eye level cupboard and drawer units and benefits from built in oven and hob, integrated fridge, freezer and washer dryer.

Both of the bedrooms will comfortably take a double bed with the master bedroom enjoying views over the chine.

The bathroom is a bright room with a large 'Velux' style opening window. It is half tiled with a modern white suite including a bath and separate shower cubicle.

There is an allocated parking space at the front of the property and the building is located adjacent to the suspension bridge over Alum Chine itself which leads to the popular West Overcliff and a walkway running down to the beach which is less than a five minute walk through the Chine.



TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 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: Leasehold – 170 years remaining

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: £1146.75 per annum

AT A GLANCE

- Two double bedrooms
- Top floor
- Newly extended lease
- Off road parking
- Situated adjacent to the Chine
- Short walk to award winning beaches
- Close to Westbourne Village

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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