



**DRURY ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4**

**£178,000 SHARE OF FREEHOLD**

A bright and well presented one bedroom first floor apartment which is set in a small character development situated in an enviable position at the entrance to the chine which leads all the way to the beach. The property comprises of modern accommodation throughout and is offered with vacant possession.

Character development | First floor | One bedroom | Large lounge diner |  
Modern kitchen & bathroom | Balcony | 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 apartment is situated on the first floor which can be accessed via flight of stairs through well presented communal hallways. A private front door then leads into the property.

The very spacious living room is a particular feature of the property enjoying a large bay window which overlooks the rear communal gardens and having ample space for dining table. From the living room patio door leads out onto the private balcony which again overlooks the well-maintained gardens below. Kitchen is accessed via the living room and is fitted with a range of base and eyelevel work units with space and plumbing for integrated appliances.

There is one bedroom which has Space for freestanding furniture. There is a tiled family bathroom with suite comprising of the WC, wash hand basin and panelled bath with shower above.

An allocated parking space is conveyed with the property.



TOTAL APPROX. FLOOR AREA 369 SQ.FT. (34.3 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:** A

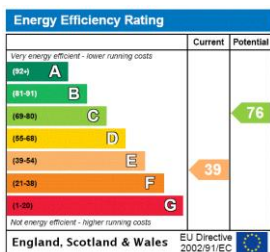
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1359 per annum

**AT A GLANCE**

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