



**HERBERT ROAD, BOURNEMOUTH, DORSET, BH4**

**£240,000 SHARE OF FREEHOLD**

A bright two bedroom first floor apartment situated within a small development of apartments in the heart of Alum Chine which boasts an award winning beach whilst also being close to the shops, bars and restaurants in Westbourne. The property offers modern accommodation throughout with off road parking. Offered with vacant possession.

First floor | Two double bedrooms | Lounge diner | Modern kitchen & bathroom | Allocated parking | Small development | Close to the beach

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

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.





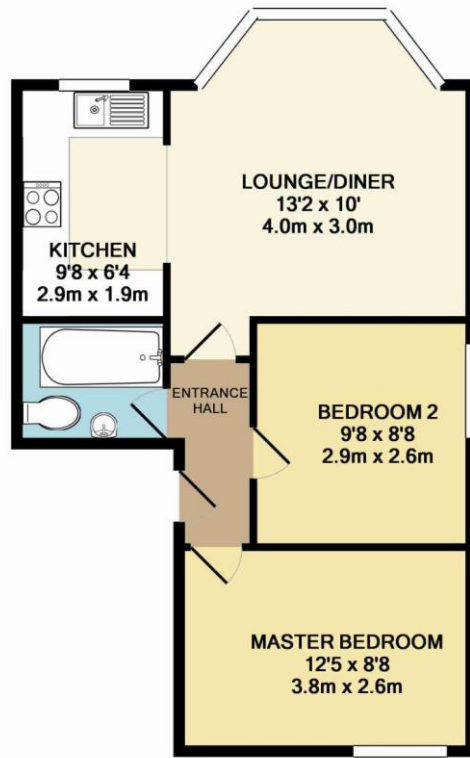
## DESCRIPTION

The apartment is situated on the first floor which can be accessed via a flight of stairs through well presented communal hallways. A private front door leads into the entrance hall.

A particular feature of the property is the bright and spacious lounge which has ample room for a dining table and a sunny bay window to front aspect. The kitchen is open plan to the lounge and is fitted with a range of base & eye level work units with integrated appliances.

There are two double bedrooms, both with space for freestanding furniture. The family bathroom is tiled comprises of suite to include WC, wash hand basin and a panelled bath with shower above.

And allocated parking space is conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 480 SQ.FT. (44.6 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*

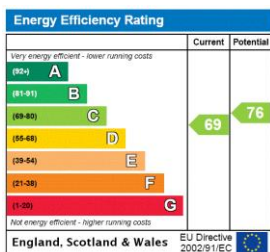
**COUNCIL TAX BAND: B**

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**AT A GLANCE**

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- Lounge diner
- Modern kitchen & bathroom
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- Small development
- Close to the beach



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