



## ETON COURT, ALUMHURST ROAD, BOURNEMOUTH, BH4

### £245,000 LEASEHOLD

This well presented first floor modern purpose-built two double bedroom apartment is situated in a prime position being within walking distance of the award-winning sandy beaches at Alum Chine and the excellent range of shops, bars, restaurants and coffee shops at Westbourne Village. The apartment offers bright and spacious accommodation and includes a large lounge diner, an en-suite shower room to the master bedroom and allocated off-road parking

First floor | Two double bedrooms | Two bathrooms | Large lounge diner |  
Modern kitchen | Allocated parking | No forward chain | Close to the  
beach

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

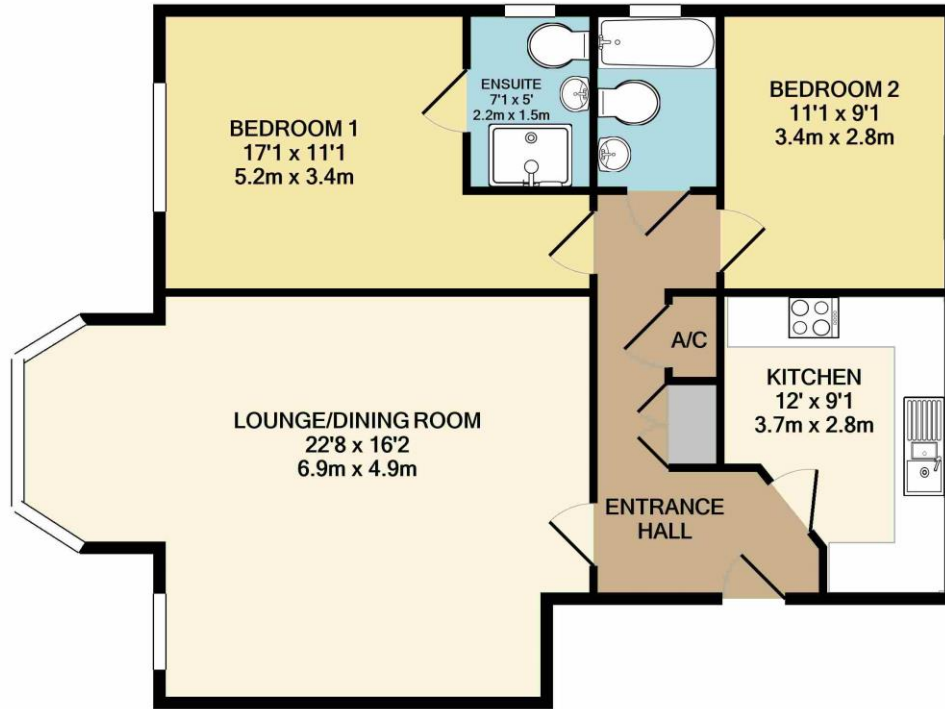
The property is accessed via well maintained communal entrance hallways where stairs lead to the first floor landing where the apartment can be found. The entrance hallway provides access to all principal rooms.

The lounge diner is an incredibly bright and spacious room with plenty of space to accommodate a sofa suite and chairs as well as a good sized dining table. With a large bay window and a further window in the dining area, the room is flooded with light.

The kitchen is fitted with an extensive range of both floor and wall mounted cupboard and drawer units with adjoining work surface areas, a range of built-in appliances and a small breakfast bar area.

Both bedrooms are double rooms with the master bedroom having an en-suite shower room comprising an enclosed shower cubicle, a concealed cistern WC and a wall mounted wash hand basin with vanity unit beneath. There is also a family bathroom which includes a panel enclosed bath with shower screen and wall mounted shower attachment, a low-level WC and an inset wash hand basin with vanity unit below. Both the bathroom and en-suite shower room have windows providing natural light and ventilation.

Outside, there is an allocated parking space and the property is within walking distance of both Westbourne village and the award-winning sandy beaches.



TOTAL APPROX. FLOOR AREA 828 SQ.FT. (76.9 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 – 106 Years remaining

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1200 per annum

## AT A GLANCE

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- Two bathrooms
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