



HIGHVIEW, BURNABY ROAD, BOURNEMOUTH, DORSET, BH4

£209,950 SHARE OF FREEHOLD

A well presented two double bedroom character apartment located within Alum Chine, just a short distance away from the local beaches as well as Westbourne village. A fantastic buy to let or first time buy the property offers bright accommodation, gas fired central heating, shared freehold and an allocated off road parking space.

Walking Distance to the Beach | Two Double Bedrooms | Large Kitchen Breakfast Room | UPVC Double Glazing | First Floor | Allocated Parking | Close to Westbourne | Chain Free | Gas Central Heating

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.



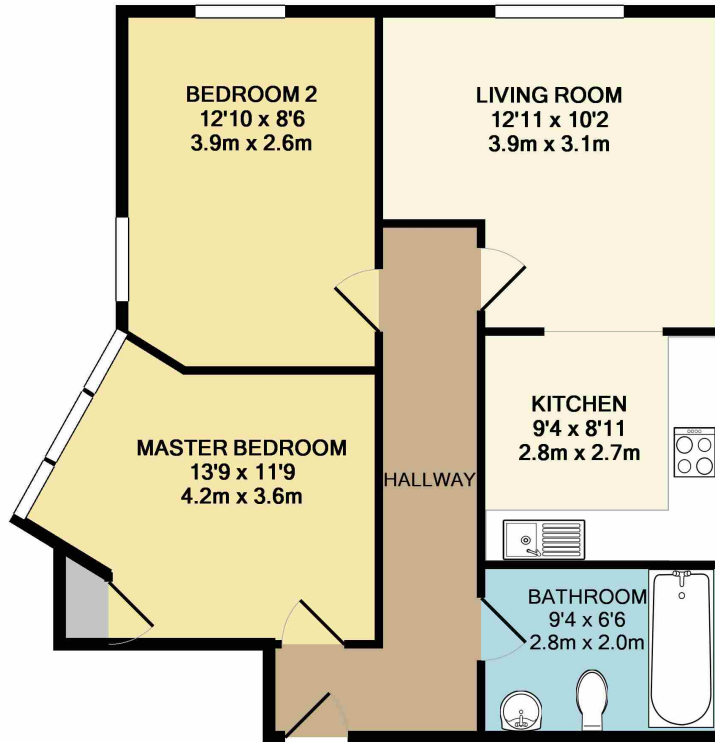
DESCRIPTION

The property is accessed through the well presented communal entrance hallway where stairs lead to the first floor landing where the flat is located.

The lounge is a bright room and is situated at the rear of the property enjoying a westerly aspect and a pleasant outlook over the rear gardens. The kitchen is slightly raised and open plan from the living room. Fitted in a modern style it has a good range of base and eye level cupboard and drawer units, a built in low level oven with inset hob above and space for a tall fridge freezer and a washer machine. It also benefits from being of a great size and offers ample space for a dining table.

Both of the bedrooms are double rooms with the master bedroom being exceptionally bright with a large UPVC double glazed bay window. The second bedroom has double aspect windows and ample space for free standing furniture. The bathroom is fitted in a modern style with a panelled bath, low level wc, a wash hand basin and is half tiled.

Outside, to the front of the property, there is a parking space allocated for this apartment and the property is offered with no forward chain.



TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 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: C

TENURE: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: TBC

AT A GLANCE

- Walking Distance to the Beach
- Two Double Bedrooms
- Large Kitchen Breakfast Room
- UPVC Double Glazing
- First Floor
- Allocated Parking
- Close to Westbourne
- Chain Free
- Gas Central Heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(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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