



BEAULIEU LODGE, BEAULIEU ROAD, BOURNEMOUTH, BH4

£265,000 SHARE OF FREEHOLD

An exceptionally well presented two double bedroom top floor apartment which is set within a small character converted development of just five privately owned apartments. Situated just a short walk away from the award winning beach at Alum Chine whilst also being close to the popular shops, bars and restaurants in Westbourne.

Top floor | Split level | Two double bedrooms | Large lounge | Modern kitchen & bathroom | Good storage | Allocated parking | Close to the beach

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

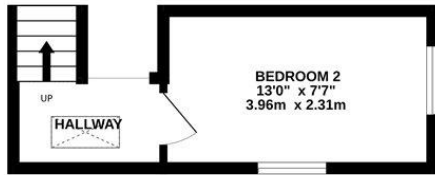
The apartment is accessed via a private front door on the first floor of the building. Upon entering a flight of stairs leads to the first level of the property where the bright second bedroom can be found, benefiting from dual aspect windows and ample space for free standing furniture.

A short flight of stairs then lead to the main floor of the property. There is a very large lounge which has plenty of room for a large dining table and access into an eaves storage area. The kitchen is fitted with a range of base and eye level work units with an integrated fridge & space for a freezer.

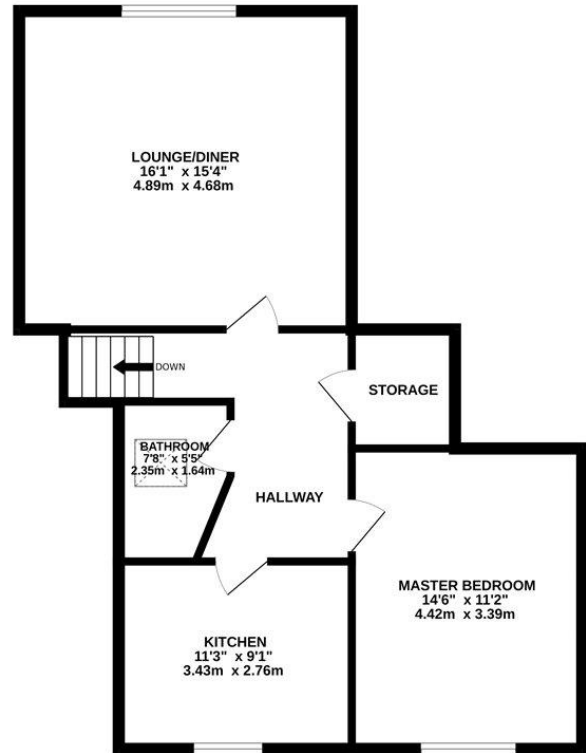
The master bedroom is a generous double room with space for free standing wardrobes. The family bathroom is well presented and comprises of a suite to include wc, wash hand basin and panel bath with shower above. There is a large storage cupboard in the hallway which accommodates a tumble dryer with plenty of additional space.

An allocated parking space is conveyed with the property.

FIRST FLOOR
141 sq.ft. (13.1 sq.m.) approx.



TOP FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The floorplan is provided for illustrative purposes only and should not be used as a basis for any legal proceedings. The floorplan is provided as a guide only and should not be used as a basis for any legal proceedings. The floorplan is provided as a guide only and should not be used as a basis for any legal proceedings.

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

SERVICE CHARGE: £865 per annum

AT A GLANCE

- Top floor
- Split level
- Two double bedrooms
- Large lounge
- Modern kitchen & bathroom
- Good storage
- Allocated parking
- Close to the beach

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	76	76
(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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