



ELMHURST HEIGHTS, STUDLAND ROAD, BOURNEMOUTH, DORSET, BH4

£265,000 LEASEHOLD

A spacious two bedroom first floor apartment set just moments from the beach in the heart of Alum Chine, Westbourne, which benefits from a variety of shops, bars and restaurants is just a short walk away. The property is currently used as a holiday let but would make an ideal long term investment, holiday home or permanent home by the sea.

First floor | Two double bedrooms | Two bathrooms | Large lounge diner |
Kitchen breakfast room | Balcony | Underground parking | Available to
holiday let

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.



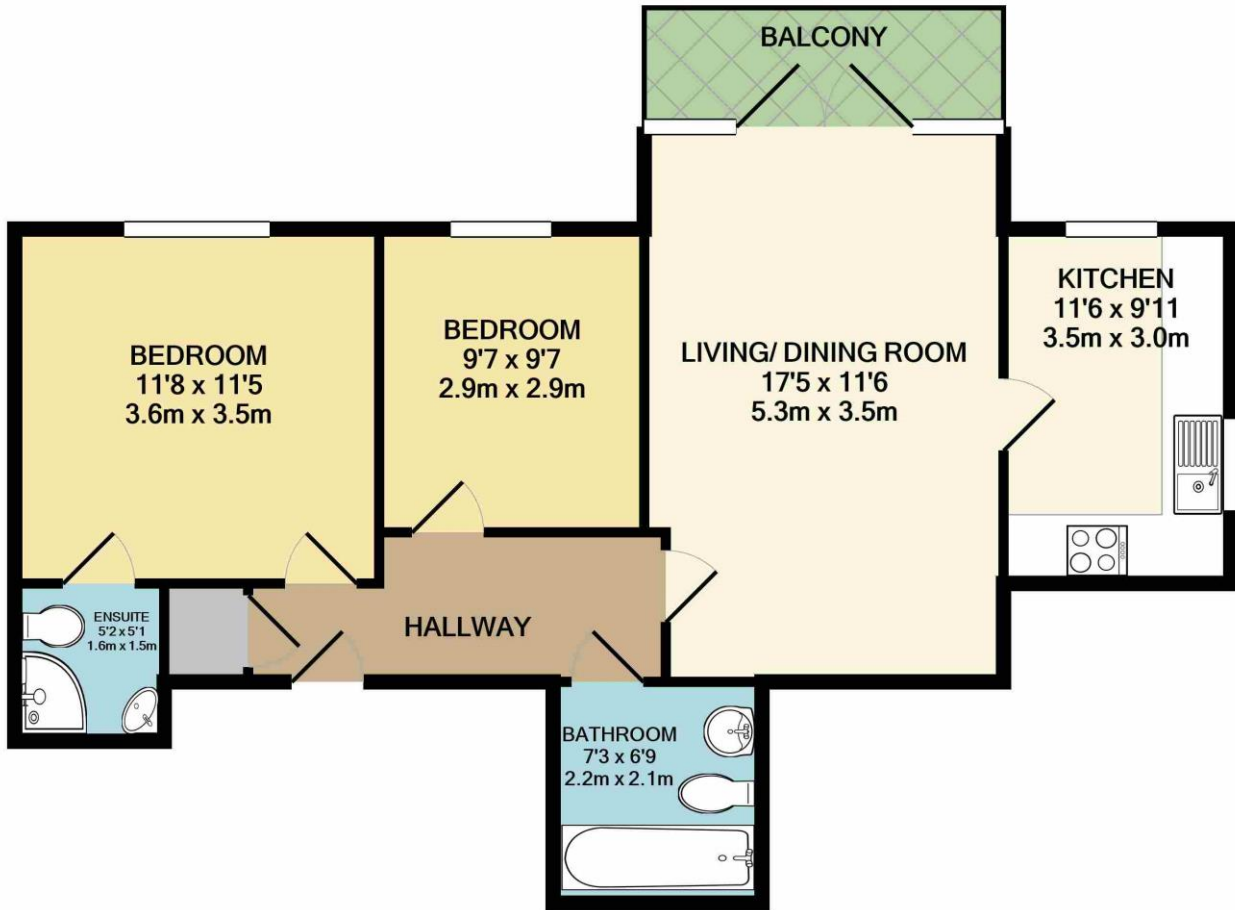
DESCRIPTION

The property is situated on the first floor which can be accessed via a lift or stairs through well presented hallways. A private front door then leads into the entrance hall which houses the store cupboard and doors to principal rooms.

The bright lounge diner is a particular feature of the property with ample space for a dining table and double doors which lead out onto the balcony. There is a generous kitchen breakfast room with a range of base and eye level work units with space and plumbing for domestic appliances and room for another table.

There are two good size double bedrooms with the added benefit of an ensuite shower room to the master. The family bathroom comprises of a suite to include a low-level WC pedestal hand wash basin and panelled bath with shower above.

An underground car parking space is conveyed with the property.



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.

TOTAL APPROX. FLOOR AREA 637 SQ.FT (59.1 SQ.M.)
 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.
 Made with **AT A GLANCE**

COUNCIL TAX BAND: D

TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1100 per annum

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- Two bathrooms
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- Underground parking
- Available to holiday let