

Local expertise with powerful national marketing

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SANDBOURNE ROAD
BOURNEMOUTH, BH4 8JP

FINE & COUNTRY
Homes from Edwards



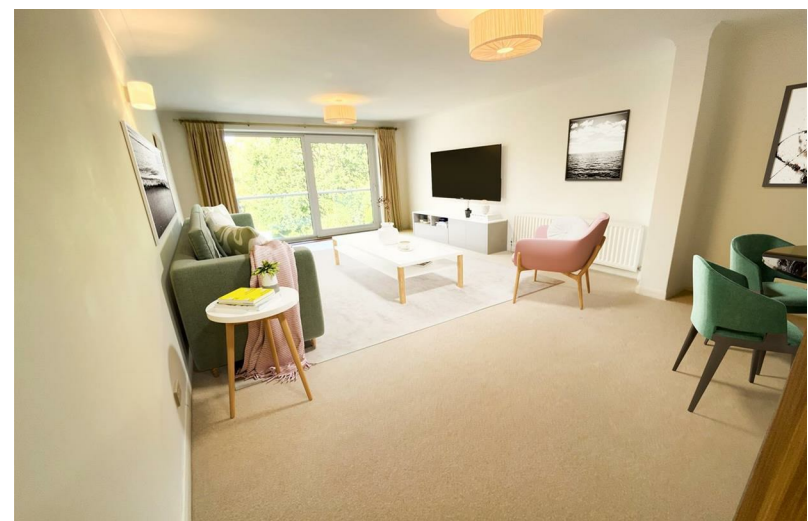
GUIDE PRICE £400,000

This stunning bright and spacious second floor apartment is just moments from sandy beaches. The two-bedroom apartment is on a bus route and within easy walking distance of Westbourne Village, with its wealth of independent shops, cafes, bars and bistros.

This apartment enjoys attractive green views of the beautifully maintained gardens and backs directly onto Branksome Dene Chine. Viewpoint's quiet and secluded communal grounds include a heated swimming pool, a private gate leading directly to a local beach and quiet areas to sit and enjoy the grounds.

On entering the property, you are welcomed into a spacious hallway with doors leading to all principal rooms. Moving into an extremely spacious lounge/dining room which is without doubt a real feature of the apartment with sliding patio doors opening onto a bright south westerly facing balcony which extends over the entire width of the flat. This lounge/dining area offers plenty of scope for entertaining and also space for a home office area if needed. Following on from here through to the kitchen which is well presented and overlooks the pine trees, front gardens and enjoys the morning sun. The kitchen has provision for dishwasher, fridge/freezer and benefits from good range of white wall and floor mounted units. Just off the hall you have the utility room which includes plumbing for a washing machine and additional storage. Leading from there into the spacious master bedroom which also overlooks the gardens, balcony and chine views from the large windows. This room offers generous fitted wardrobes, and an en-suite with large walk-in shower. The second bedroom which over looks the front garden and also enjoying the morning sun, has built in wardrobes and an en-suite shower room.

Further benefits of this apartment include recently completed external building works including new roof, double glazing, secure underground allocated parking space with



storage, entry phone access, lift access directly from the parking area, locked underground bike storage, a recently replaced gas fired boiler and generous provision of visitor car parking spaces. The apartment is offered with long lease, share of freehold and no forward chain.

Location area:

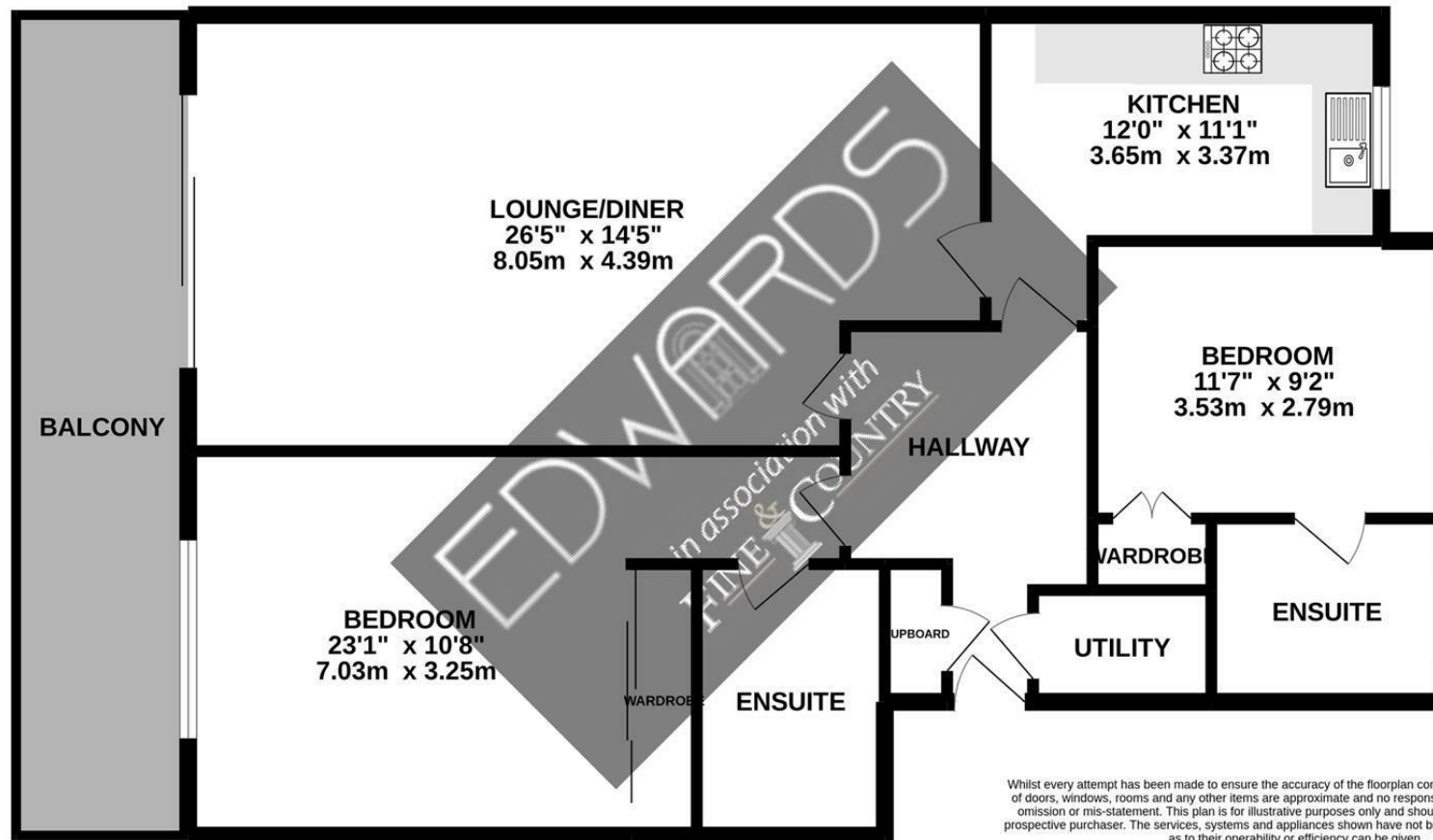
Alum Chine Beach is probably one of Bournemouth's favourite Blue Flag award winning beaches, particularly loved by the locals for its wide, exceptionally clean, sandy beaches situated further to the West of Bournemouth, away from the hustle and bustle of Bournemouth Pier and the town centre.

The popular Westbourne Village is under a mile away and offer a range of restaurants, bars and shops.

If travelling further afield the A338 is only a few miles away and Branksome and Bournemouth train stations are only a short drive offering rail routes to the rest of the UK including London Waterloo within a few hours.







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, 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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