

PS

Flat 35, Viewpoint, 9 Sandbourne Road, Alum Chine, BH4 8JR

Guide Price £480,000

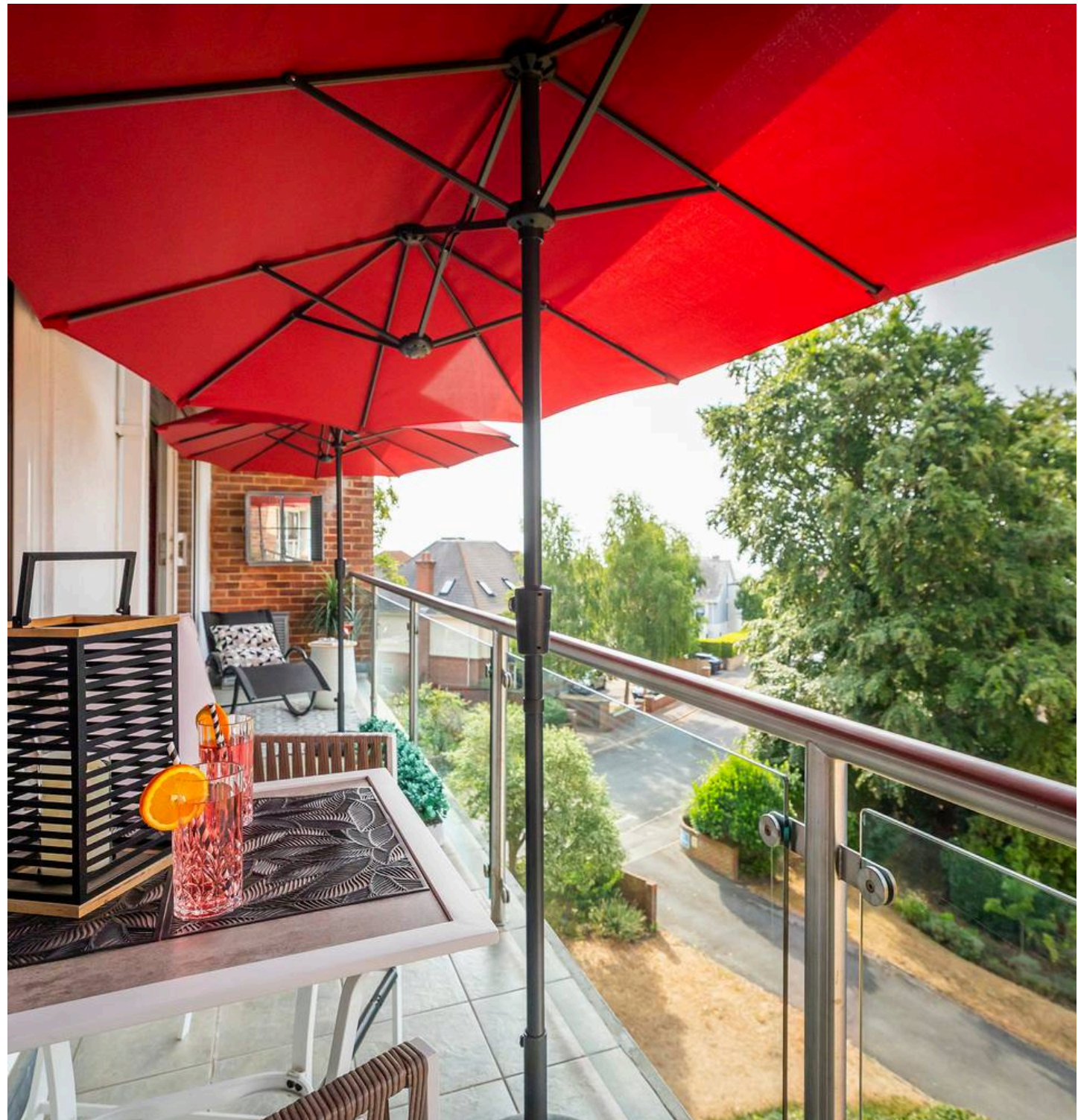


Flat 35 Viewpoint

Alum Chine, Bournemouth

Viewpoint occupies a superb position approximately 500 metres from the Blue Flag award winning sandy beaches of Alum Chine and Branksome Dene, reached via a footpath with direct access from the communal gardens. This bright and light two-bedroom (both ensuite) apartment is positioned on the fourth floor and enjoys a large south facing balcony and far-reaching views and sea glimpses. Its unique and highly desirable feature is the communal outdoor heated swimming pool (seasonal).

- Enjoys views across Poole Bay from its 4th floor position
- Access to footpath to Branksome Dene Beach
- Outdoor heated swimming pool (seasonal)
- Plenty of natural sunlight from its southerly aspect
- Two ensuite bedrooms
- Spacious 1,078 sq. ft internal floor area
- Full width south facing balcony
- Allocated underground parking space
- Lift to all floors
- Holiday lets not permitted
- Service charge: £4,080 per annum
- Council Tax Band: E £2,969.33 per annum
- Lease Term: 999 years from 24 June 1975
- Share of Freehold
- EPC Rating: C



ABOUT THIS PROPERTY:

Occupying a fourth-floor position with access via lift or stairs, the apartment offers a spacious and light-filled living / dining room with large side windows and sliding doors opening onto the southerly balcony that stretches the full width of the apartment, creating an ideal space for relaxing or entertaining. There are panoramic far-reaching views from all principal rooms including the kitchen, living/dining area, main bedroom and balcony, some extending towards the Purbeck Hills in the one direction and the sea in the other. The separate modern kitchen is well-appointed with a range of fitted units and integrated appliances. The generous principal bedroom benefits from a southerly aspect with fitted wardrobes and an ensuite bathroom, while the second double bedroom also has its own ensuite. Additional features include an airing cupboard and a separate utility room with appliances included. The current owners have further enhanced the apartment with new fire doors, two replacement windows to the main bedroom and a new WC in the second ensuite.

The property also benefits from an allocated underground parking space, with lift access directly from the parking area to the fourth floor, together with plenty of visitor parking.

OUTSIDE:

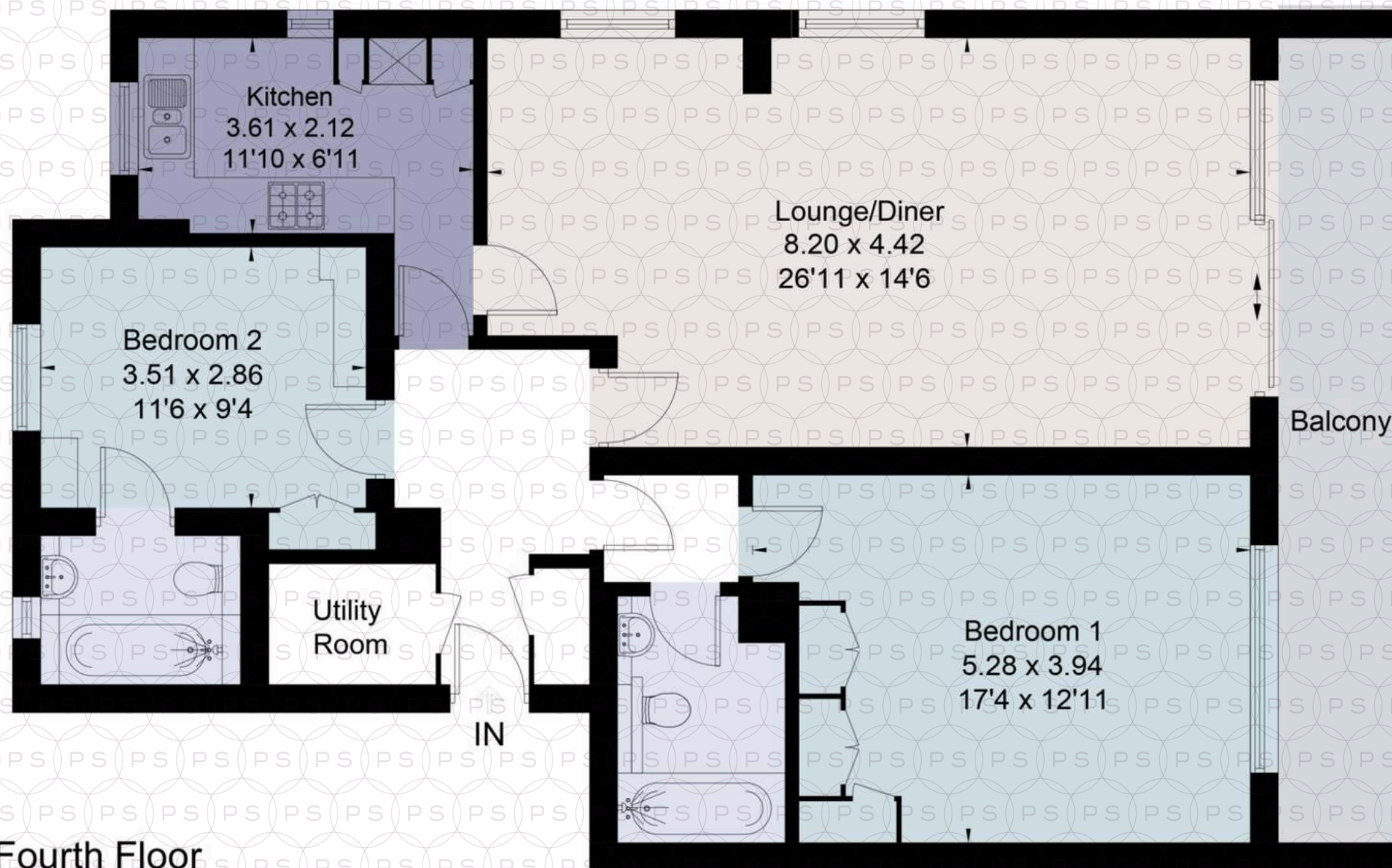
This apartment enjoys far-reaching views towards the Purbeck Hills in one direction and towards Bournemouth in the other, with sea glimpses between the neighbouring properties. The beautifully maintained communal gardens feature a private gate providing direct access to a public footpath leading to the beach and promenade. A particular highlight is the seasonal use of the superb communal heated swimming pool, a rare feature for an apartment at this price point.

LOCATION:

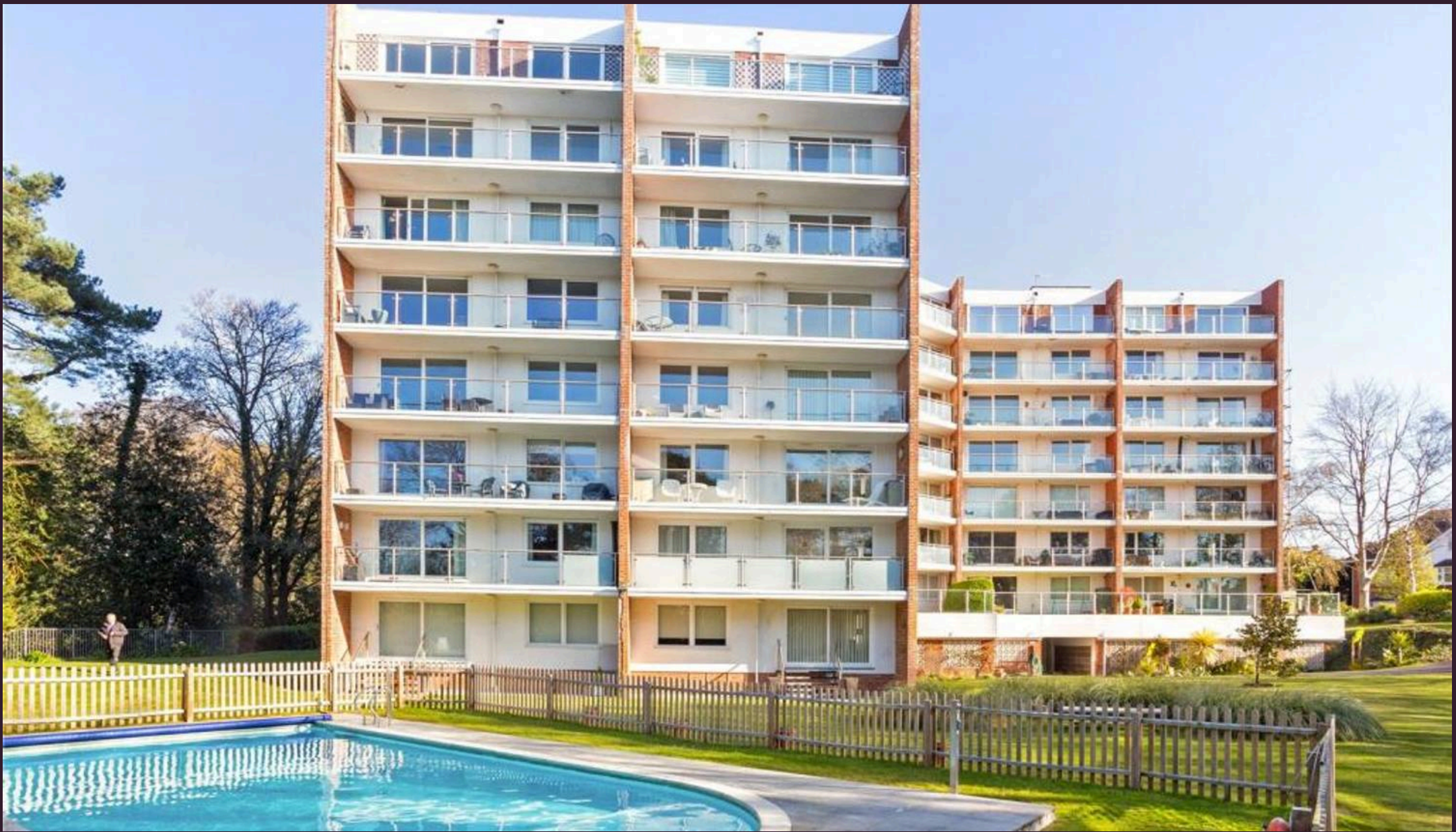
Situated just 480 metres from the award-winning Blue Flag beach at Alum Chine, the property is also within 0.9 mile of vibrant Westbourne Village, renowned for its independent shops, cafés and restaurants. The Bournemouth and Poole area is well known for its natural beauty and micro-climate with a reputation for having mild winters and more sunshine hours than most other parts of the country.



Approximate Area = 100.2 sq m / 1078 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)
For identification only. Not to scale.
© Fourwalls



Fourth Floor



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