



Flat 61 Viewpoint, 7-9 Sandbourne Road, Bournemouth BH4 8JR
£550,000 Share of Freehold





****STUNNING SEA VIEWS** A SIXTH FLOOR TWO DOUBLE BEDROOM apartment situated within only a moments walk from ALUM CHINE BEACH. The flat has been tastefully refurbished throughout and benefits from a COMMUNAL SWIMMING POOL and UNDERGROUND PARKING.**

- SPECTACULAR SEA VIEWS
- TWO DOUBLE BEDROOMS WITH EN SUITES
- MODERN & WELL PRESENTED THROUGHOUT
- UNDERGROUND PARKING
- OPEN PLAN LIVING
- SOUTH FACING BALCONY

Alum Chine

The property sits minutes from the very popular beach at Alum Chine with its famous blue flag sandy bathing beaches.

Vesuvio is a popular Italian Restaurant which sits on the promenade overlooking the beach and offers the perfect spot to watch the world go by whilst enjoying a drink on their terrace.

The popular shopping village of Westbourne is less than a mile away offering a wide variety of shops, boutiques, bars and restaurants, whilst Canford Cliffs Village is approximately 1.4 miles away.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Tenure: Share of Freehold

Post Code: BH4 8JR

EPC: C valid till 2025

Maintenance: £3,200 per annum Building Insurance, Water & sewerage, Communal cleaning areas, Pool Maintenance, Gardening

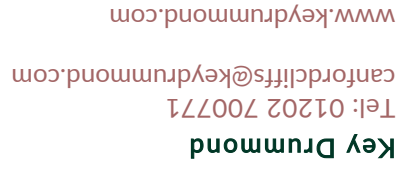
Lease Details: 999 yrs Start Date: 1975

Council Tax: Band E

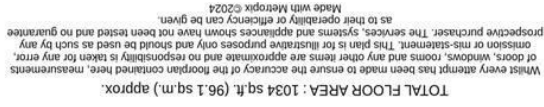
Property Comprises

The accommodation includes a good size entrance hall with ample storage space, a large sitting/dining room with double glazed sliding patio to an impressive balcony enjoying tree top and sea views. The modern kitchen has a range of modern floor and wall mounted cupboards, double hob with extractor fan, and integrated appliances. The master bedroom is very spacious with built-in wardrobes and en-suite shower room as well as views of the sea. The second bedroom is a good sized double with its own en-suite bathroom.

The development boasts impressive communal landscaped gardens, a well maintained communal heated swimming pool, and ample resident/visitor parking above and below ground.



1034 sq.ft. (96.1 sq.m.) approx.



References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Environmental Impact (CO ₂) Rating	
Climate	Material

Very environmentally friendly - lower CO₂ emissions

(A+ - A)

(B)

(C)

(D)

(E)

(F)

(G)

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC