



Sandalwood

34D Studland Road, Alum Chine, Bournemouth, BH4 8JA

Can't wait to view in person?

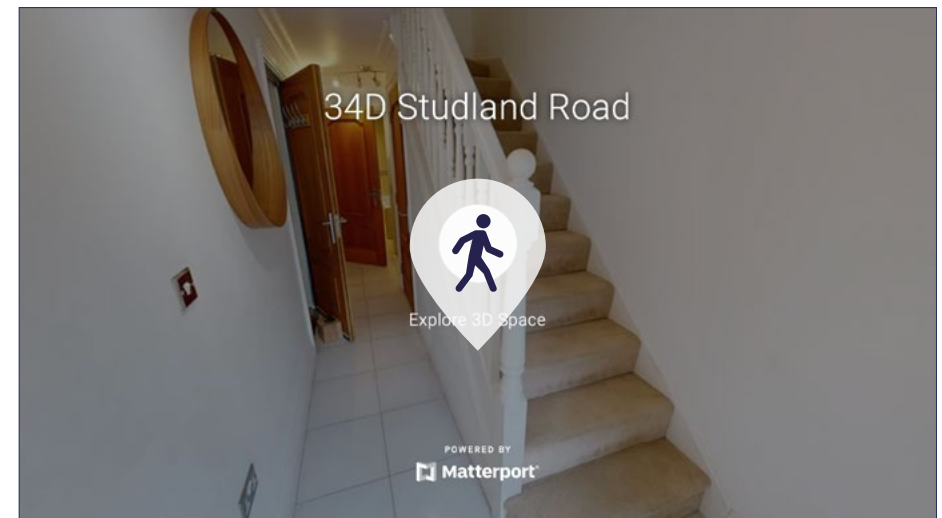
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

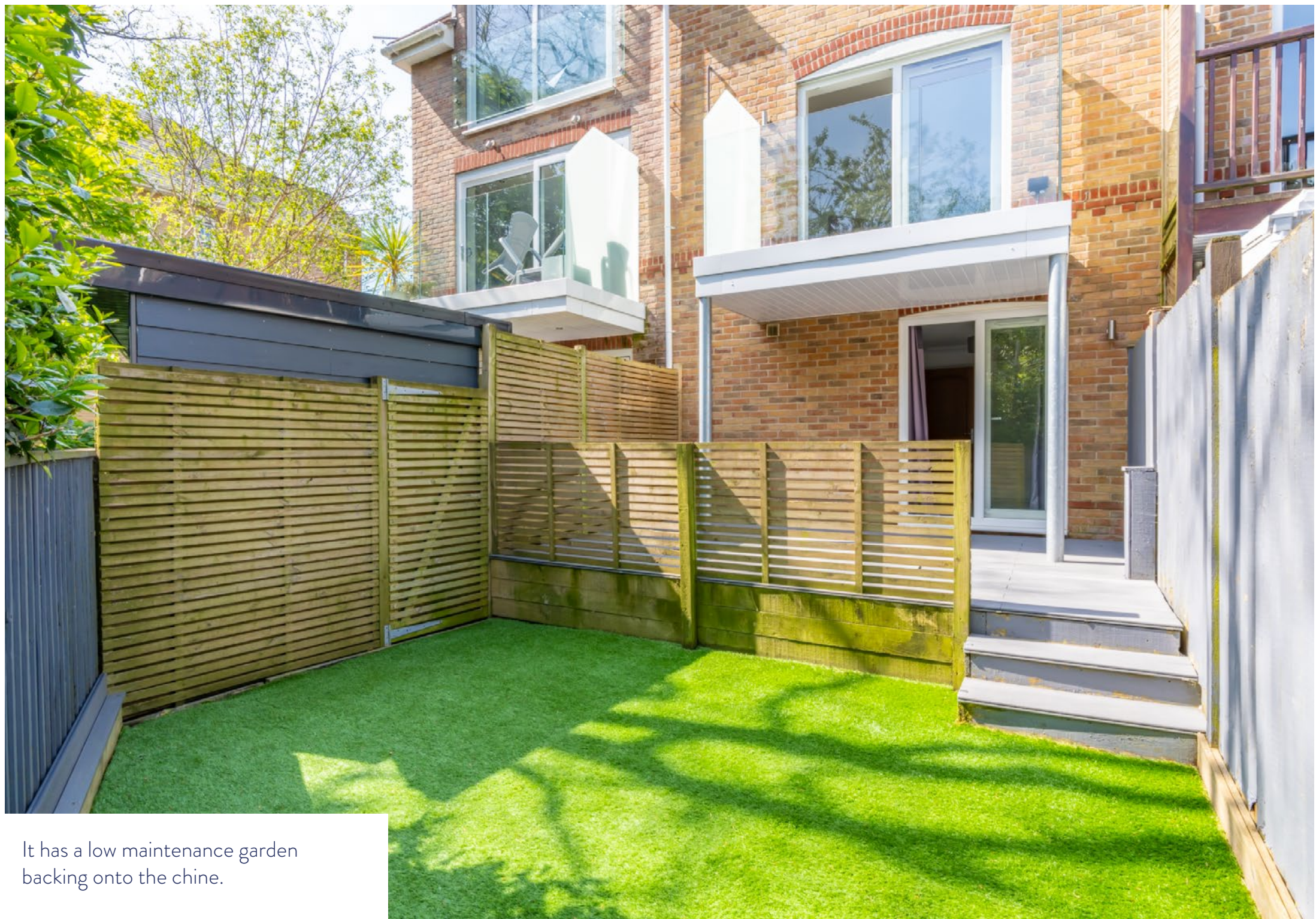
vimeo



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™



It has a low maintenance garden backing onto the chine.



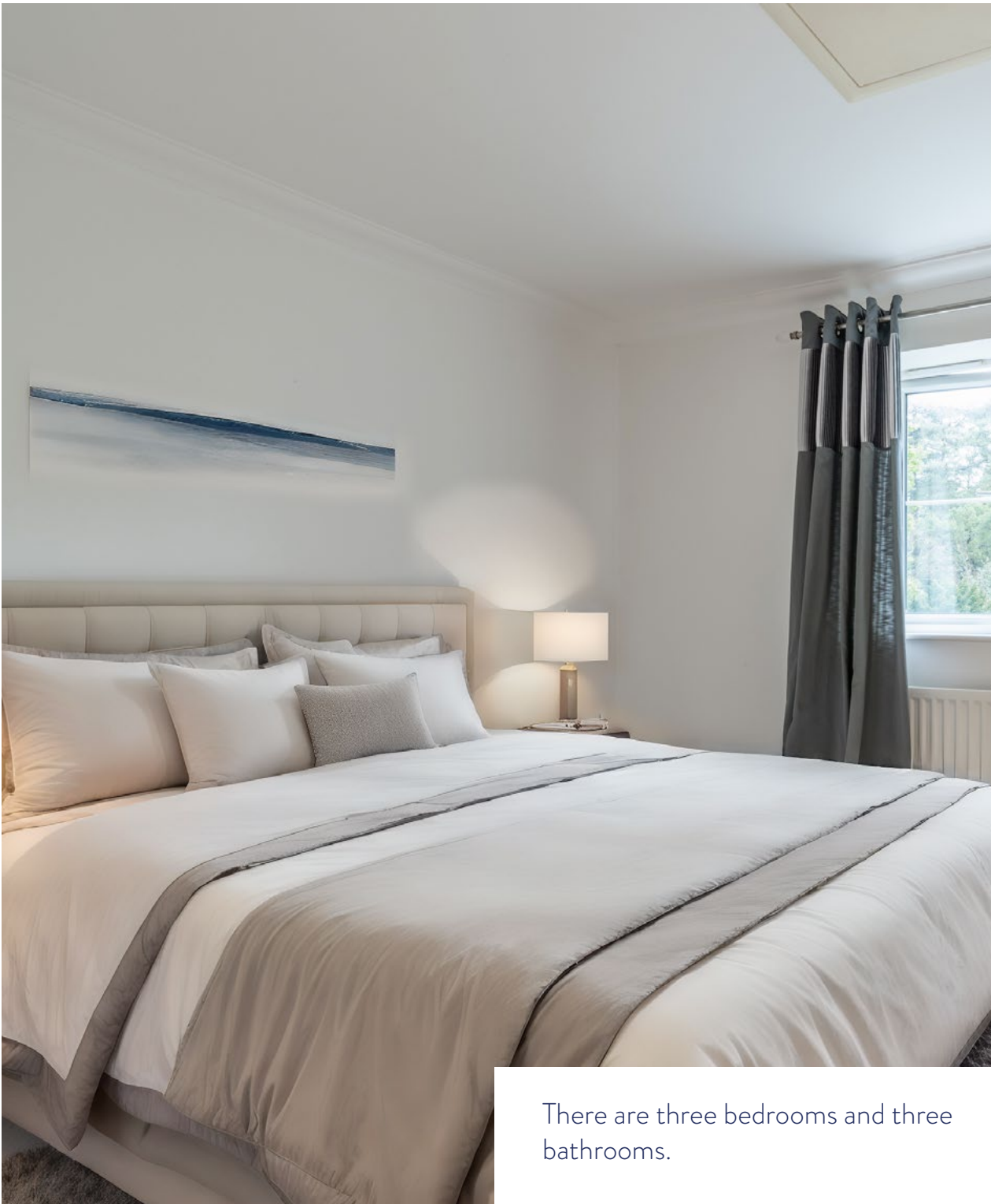
The living space has a balcony with a leafy outlook.



We have digitally furnished it to show what it could look like.



The semi open plan living space zones easily for kitchen, dining and living.



There are three bedrooms and three bathrooms.



The garden is a wonderful space, perfect for relaxing.

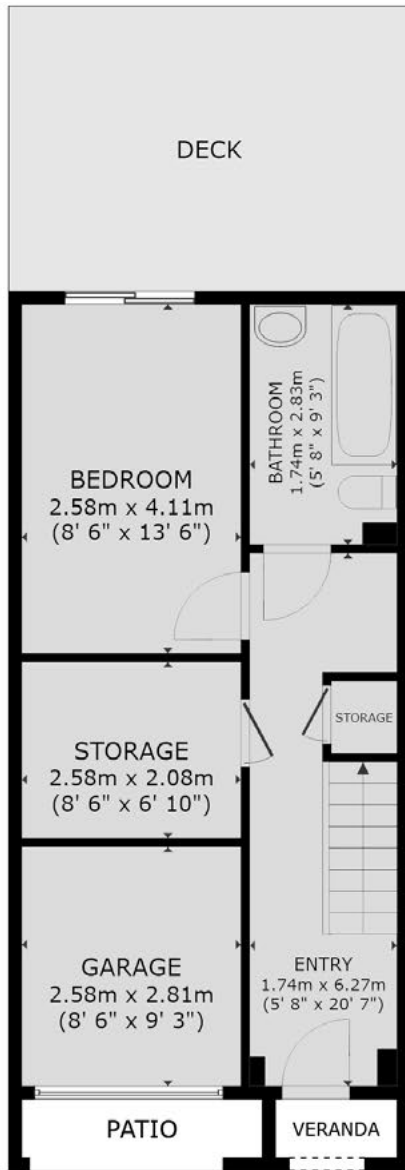


The beaches at Alum Chine are literally at the end of the road.



Alum Chine is a short walk along the promenade to Bournemouth Pier.

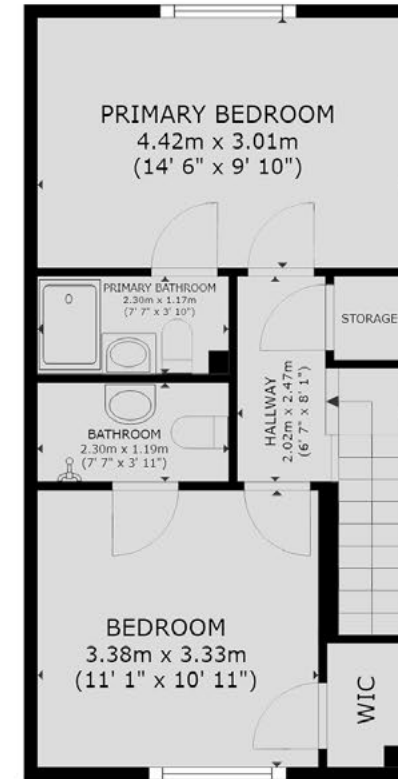
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 362 sq. ft., 34 m2
 FIRST FLOOR: 396 sq. ft., 37 m2
 SECOND FLOOR: 428 sq. ft., 40 m2
 GARAGE: 78 sq. ft., 7m2
TOTAL: 1,264 sq. ft., 118 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Summary

An unusual and rare opportunity to buy an attractive freehold townhouse within approximately 5 minutes walk to Alum Chine beach and backing onto the tranquil setting of Alum Chine.

Set over three floors the accommodation offers flexible living and extends to 1,264 square feet. The open plan living / dining / kitchen occupies the first floor with a balcony overlooking Alum Chine itself, plus there is a convenient cloakroom. The ground floor has a garage and bedroom three or separate reception room, with access to the rear garden and there is a fully fitted family bathroom. On the second floor there are two further bedrooms, each with their own en suite. The rear garden is private and ideal for sitting and relaxing after a day on the beach. Westbourne is approximately 15 minutes walk away with its wonderful array of cafes, restaurants and a Marks and Spencer's food hall. All in all a fabulous second home or perfect downsize.

- Freehold three bedroom town house
- Open plan living / kitchen / dining
- Bathrooms on all 3 levels
- Low maintenance garden
- Balcony
- Garage space and parking
- Wonderful setting backing onto Alum Chine
- Within 5 minutes walk to Alum Chine beach
- Approximately 15 minutes walk to Westbourne
- Perfect lock up and leave

Details

Guide Price: £650,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

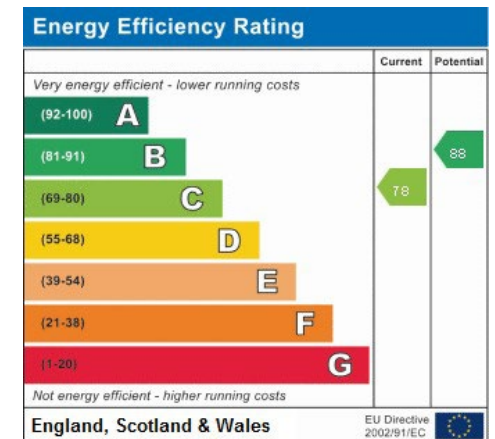
Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £20,000**
Additional Home £39,500**
** based on guide price

Council Tax: Band E
2024/2025 £2,625.02pa

EPC:



Address:
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- Property Ref:** 0961



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.