

Luxury+Prestige

# SANDALWOOD

34D STUDLAND ROAD, ALUM CHINE, BOURNEMOUTH, BH4 8JA































# TAKE A STEP INSIDE



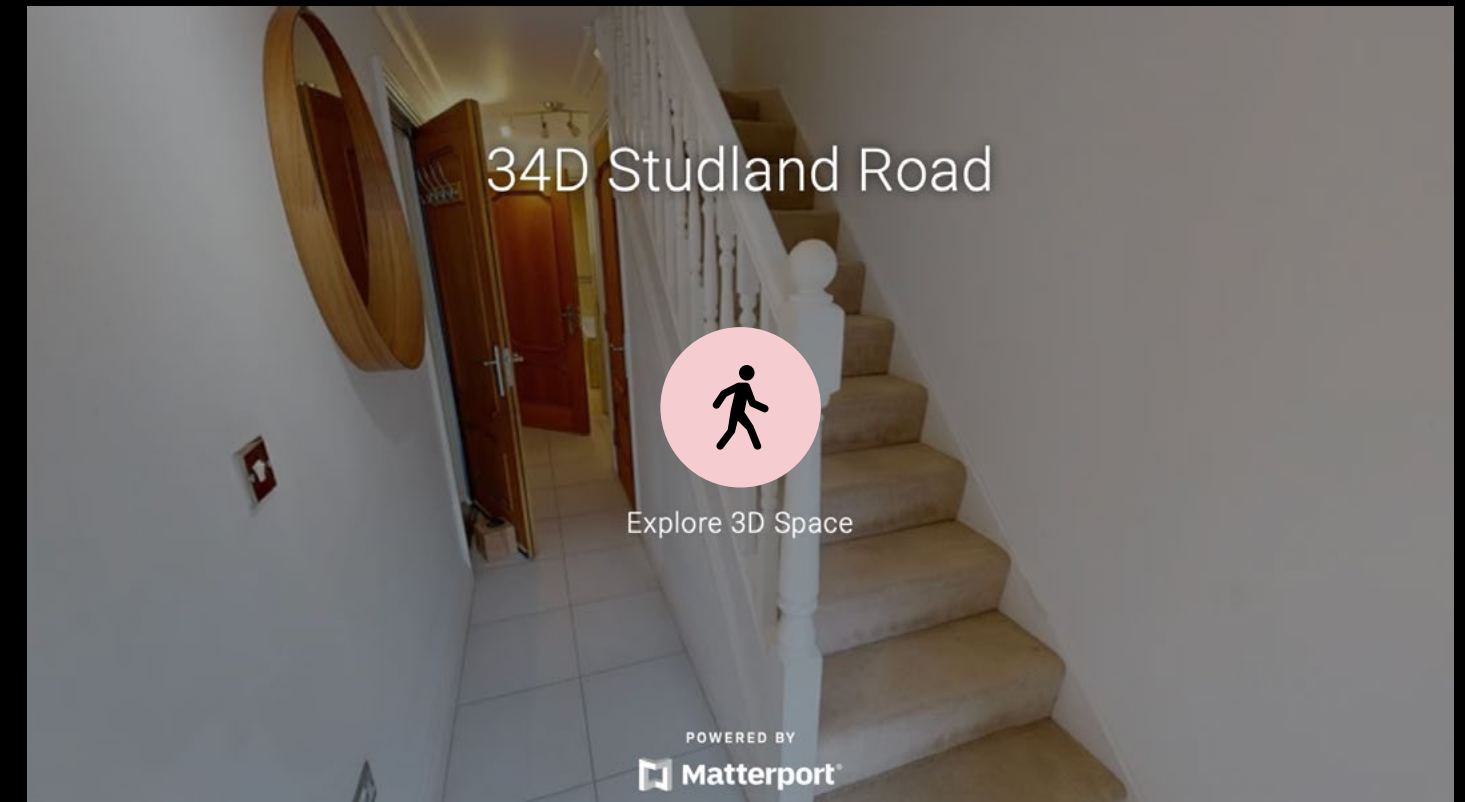
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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**

## 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 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™**



# Floorplan

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

GROSS INTERNAL AREA

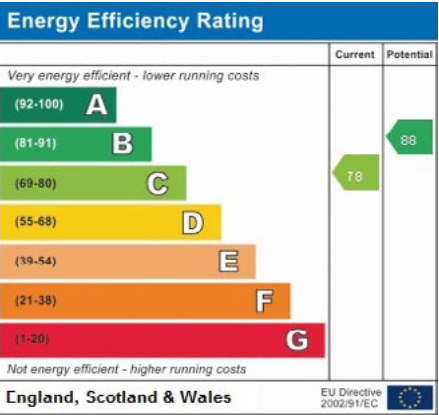
House:

Ground Floor:	362 sq. ft / 34 m <sup>2</sup>
First Floor:	396 sq. ft / 37 m <sup>2</sup>
Second Floor:	428 sq. ft / 40 m <sup>2</sup>
Garage:	78 sq. ft / 7 m <sup>2</sup>
Total:	1,264 sq. ft / 118m <sup>2</sup>

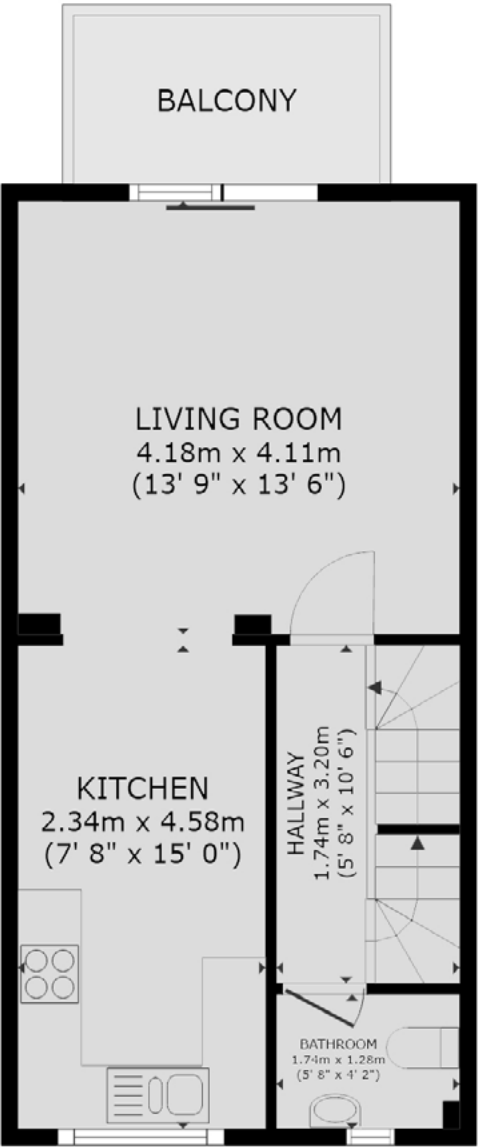
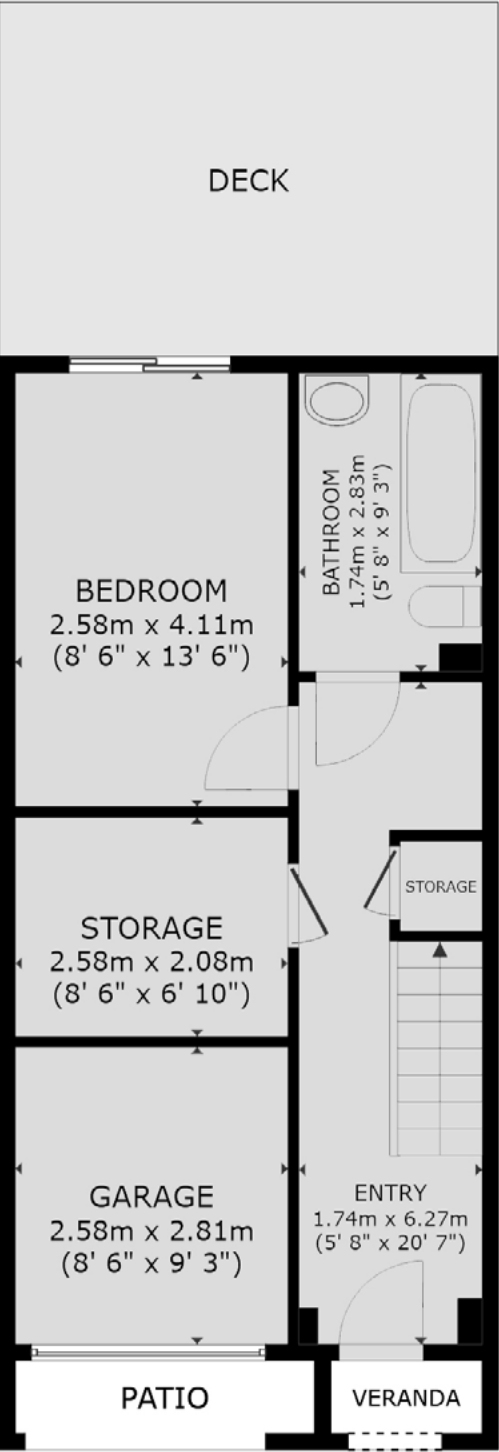
Outbuilding: 1,014 sq. ft / 94 m<sup>2</sup>

Overall Total: 6,836 sq. ft / 635 m<sup>2</sup>

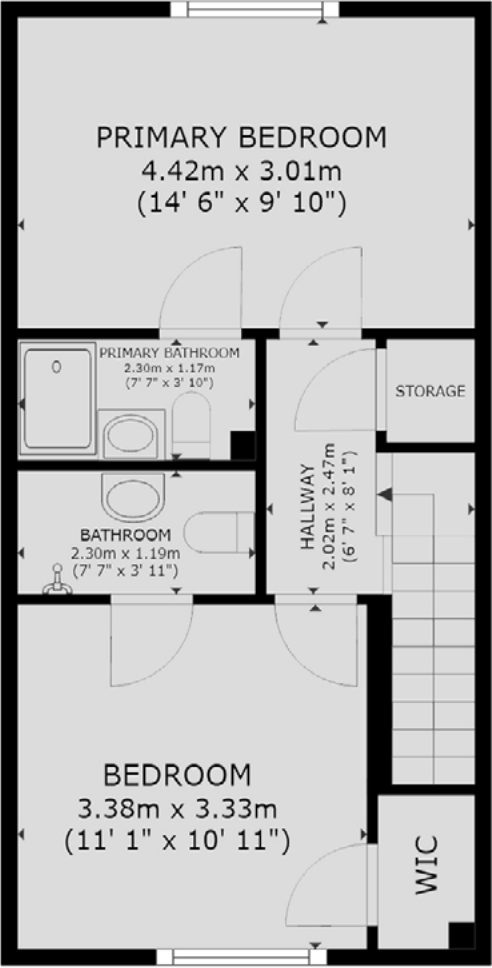
Sizes and dimensions are approximate, actual may vary.



Address:  
34D Studland Road, Bournemouth, BH4 8JA



FIRST FLOOR



SECOND FLOOR



# 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.

# 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, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band E 2024/2025           £2,625.02pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Freehold three bedroom town house
- + Within 5 minutes walk to Alum Chine beach
- + Open plan living / kitchen / dining
- + Wonderful setting backing onto Alum Chine
- + Approximately 15 minutes walk to Westbourne
- + Bathrooms on all 3 levels
- + Low maintenance garden
- + Balcony
- + Garage and 2 off road parking spaces
- + Perfect lock up and leave



# Our team



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