



# SHORE WALK

ALUM CHINE



# WE INVITE YOU TO DISCOVER THE EXCLUSIVITY OF SHORE WALK

A superior collection of seventeen 1, 2, and 3 bedroom apartments, located just a stone's throw from the bustling centre of Westbourne.

The development is located adjacent to Alum Chine, offering a private pathway to an idyllic haven, boasting tropical gardens and tranquil woodland trails that lead directly to the beach.



BOURNEMOUTH PIER

ALUM CHINE

TROPICAL GARDENS

ALUM CHINE PLAY PARK

ALUM CHINE BEACH

PRIVATE FOOTPATH TO ALUM CHINE

SHORE WALK



# EMBRACE THE PINNACLE OF COASTAL LIVING AT SHORE WALK.



Nestled at an almost equidistant point between the sought-after shores of Branksome Beach, home to a charming water-side bistro and café, and the timeless allure of Bournemouth Pier, the beach at Alum Chine has something for everyone.

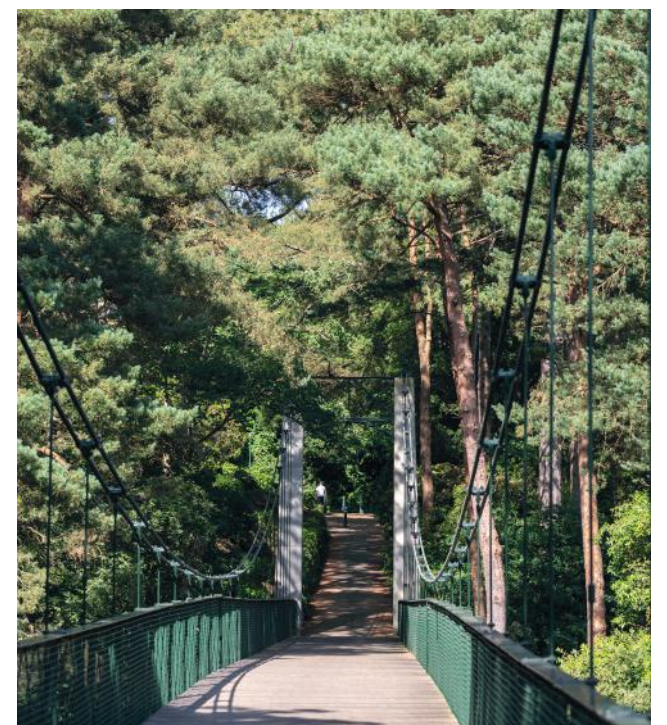
Alongside the promenade, charming wooden beach huts adorned with vibrant colours line the way. This scenic path extends for miles in both directions, unveiling endless stretches of pristine sands to explore.



The area also boasts an enchanting Treasure Island themed children's play area and tropical gardens, with roots extending to the 1920s. These lush green spaces offer a serene escape for contemplation, adding an extra layer of enchantment to your beachside experience.

## STEP BACK IN TIME

Built in 1903 by David Rowell and Co, the Alum Chine suspension bridge is one of three bridges that cross the Chine.





# WHERE NATURE'S TRANQUILITY MEETS URBAN VITALITY.



## WESTBOURNE

Within a short stroll of Shore Walk is the stylish village of Westbourne, exuding a cosmopolitan flair and a true sense of community at its heart.

Immerse yourself in its thriving café culture, savour meals at charming alfresco restaurants, or explore the nostalgia of the traditional Victorian arcade, where a diverse array of shops and delis await.



## BOURNEMOUTH

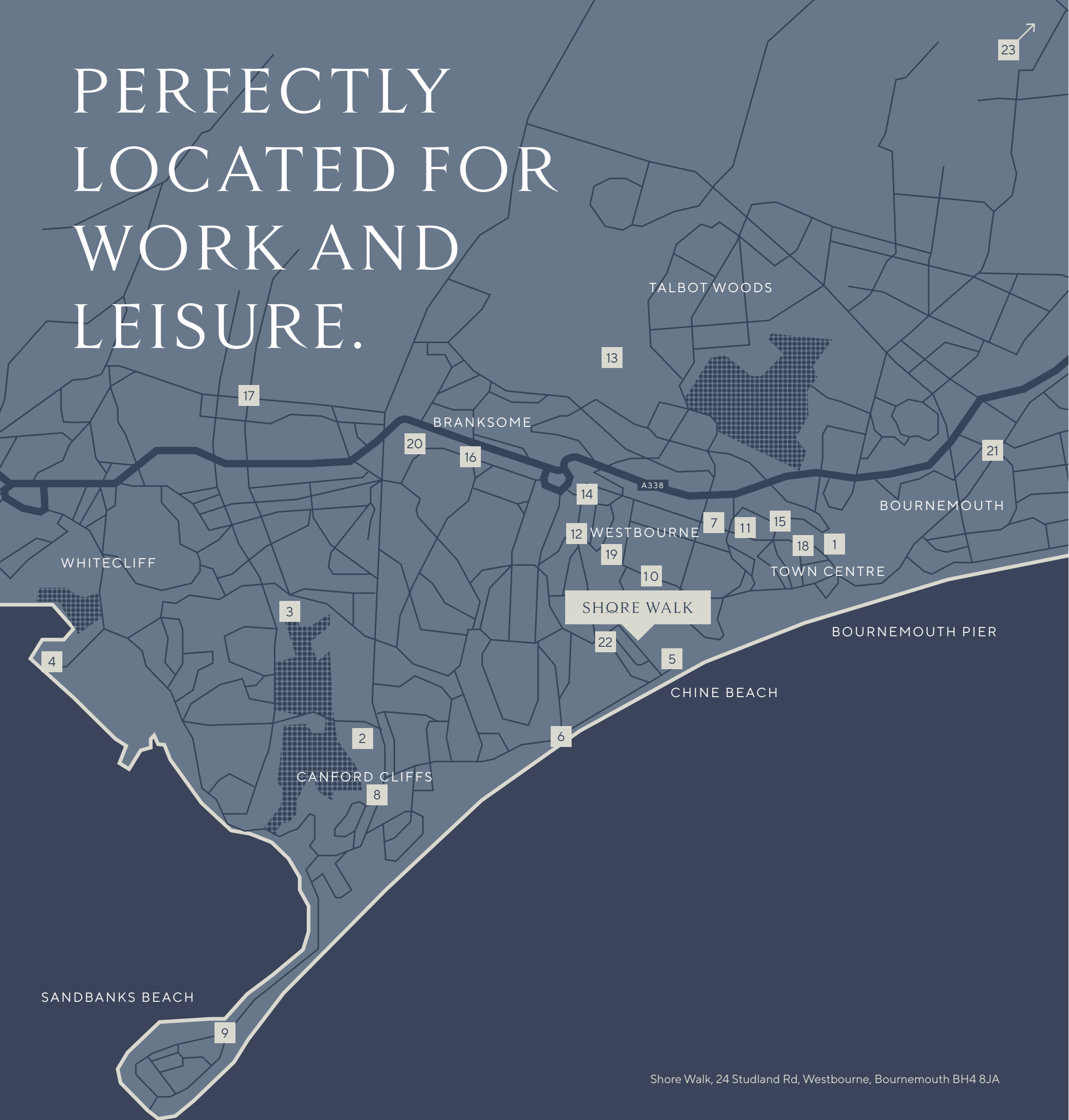
Just over one mile from Shore Walk, Bournemouth is a captivating coastal town designed to delight all. Its vibrant town centre is always abuzz with activity, hosting a state-of-the-art leisure complex, a variety of great shops and many parks and gardens. Plus, a world-class entertainment program promises endless excitement in this lively seaside gem.

If you wish to explore beyond, its mainline station provides direct services to Weymouth and Southampton, and London Waterloo in under two hours.





# PERFECTLY LOCATED FOR WORK AND LEISURE.



Shore Walk, 24 Studland Rd, Westbourne, Bournemouth BH4 8JA

WHEREVER YOUR JOURNEY, TRAVEL  
IS A BREEZE FROM SHORE WALK.



## LEISURE

1	BH2 Leisure	32 mins	8 mins	8 mins
2	Compton Acres	39 mins	11 mins	6 mins
3	Parkstone Golf Club	42 mins	11 mins	7 mins
4	Parkstone Yacht Club	-	22 mins	12 mins

## RESTAURANTS

5	Vesuvio	6 mins	1 min	2 mins
6	Rockwater	19 mins	4 mins	4 mins
7	Koh Thai	27 mins	8 mins	6 mins
8	The Anchorage	36 mins	13 mins	5 mins
9	Rick Stein	-	15 mins	9 mins

## SCHOOLS

10	West Cliff Pre-School	11 mins	3 mins	4 mins
11	St Michael's C Of E Primary School	25 mins	7 mins	7 mins
12	Westbourne Academy School of English	15 mins	4 mins	3 mins
13	Talbot Heath Girls School	40 mins	14 mins	9 mins

## SUPERMARKETS

14	M&S Foodhall	21 mins	6 mins	4 mins
15	Tesco Express	29 mins	9 mins	7 mins
16	Tesco Superstore	31 mins	9 mins	6 mins
17	Waitrose	1hr	20 mins	12 mins

## SHOPPING

18	Bournemouth	30 mins	9 mins	8 mins
19	Westbourne	11 mins	3 mins	3 mins

## TRANSPORT

20	Branksome Train St	37 mins	11 mins	10 mins
21	Bournemouth Train St	53 mins	15 mins	10 mins
22	Nearest Bus Stop	4 mins	2 mins	1 min
23	Bournemouth Airport	-	42 mins	18 mins

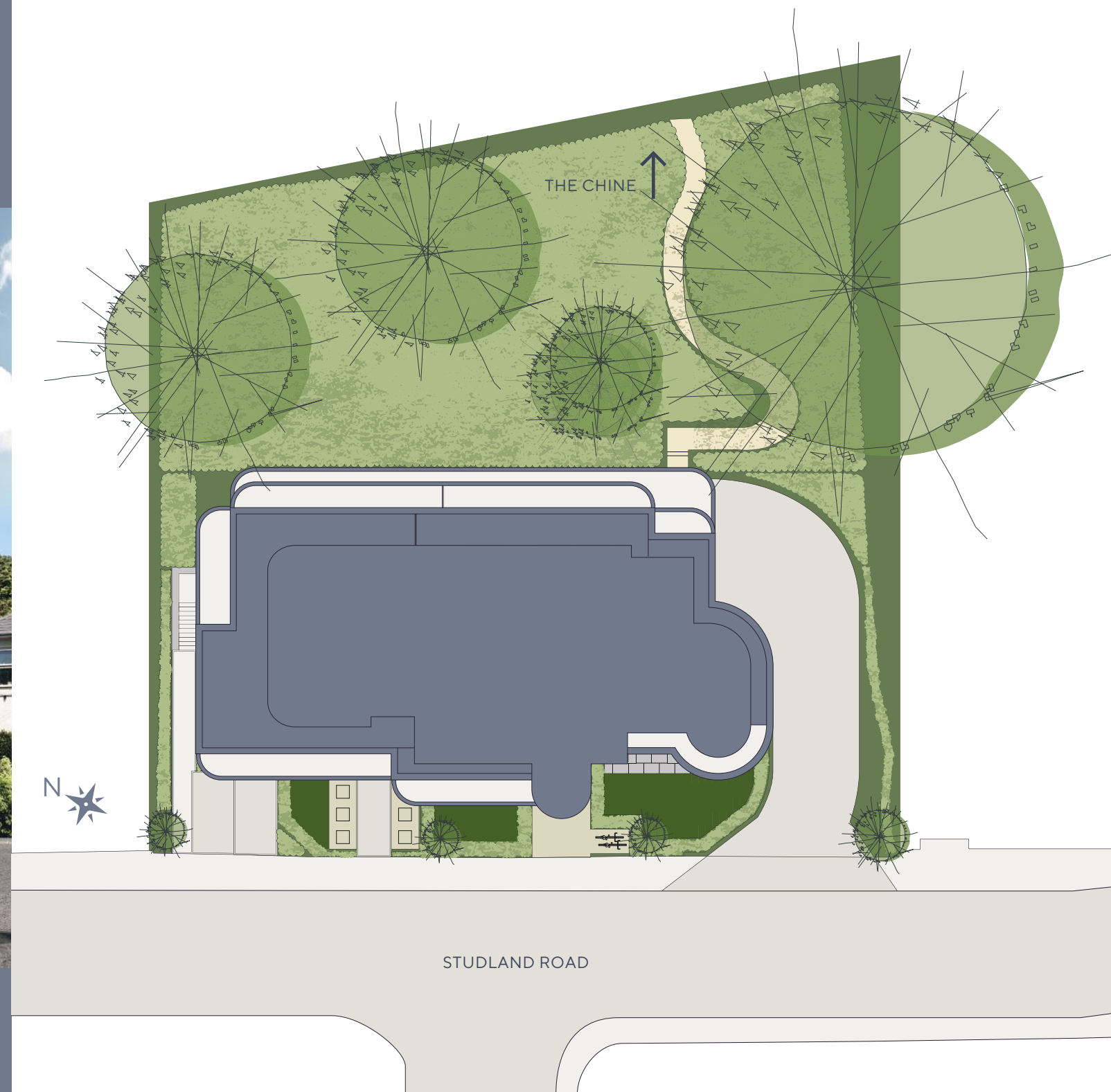
Please note: All timings have been taken from Google Maps and indicate an average  
travel time. October 2023

# THE DEVELOPMENT.



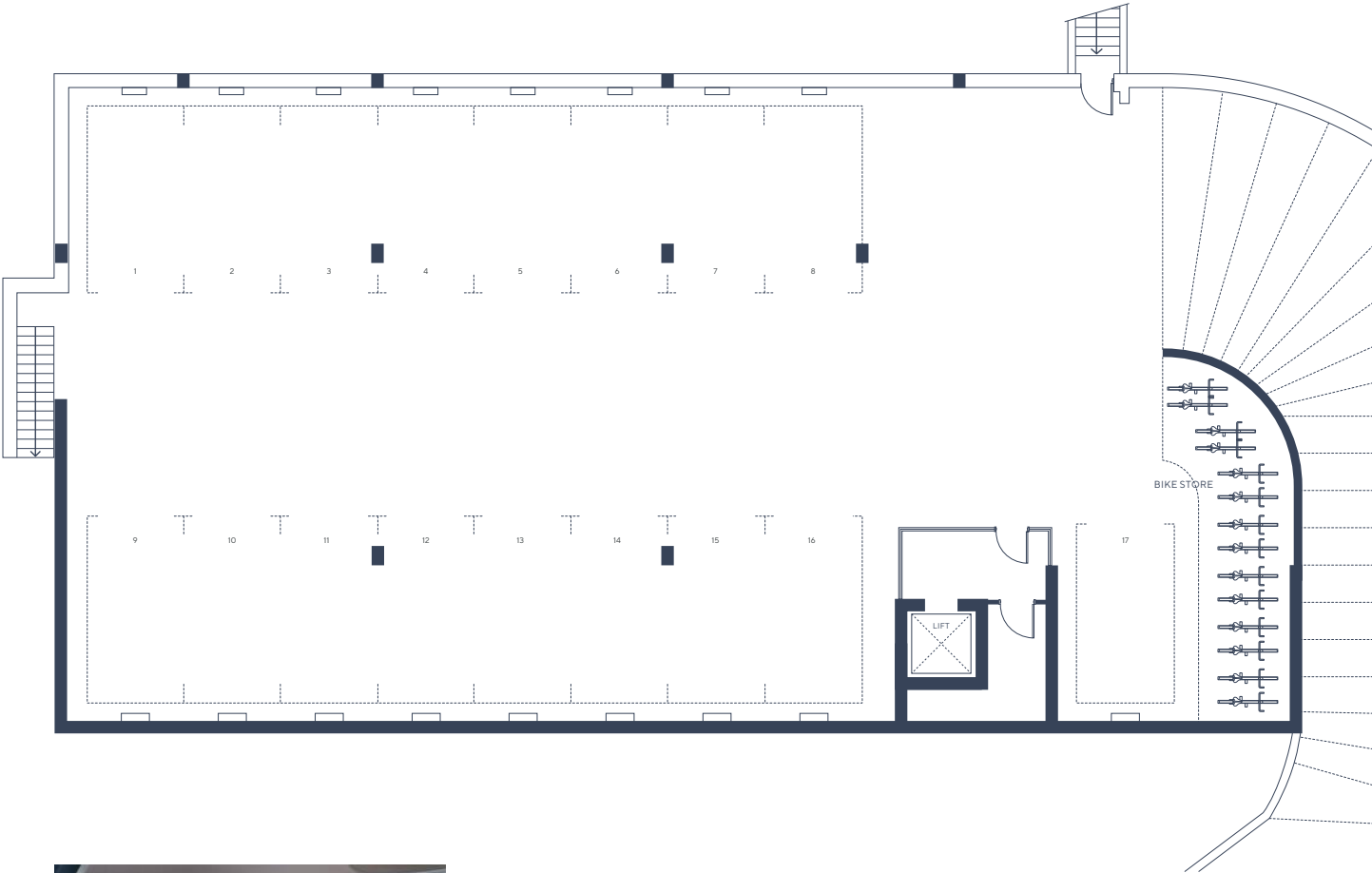
## A SUPERIOR DEVELOPMENT

A collection of seventeen 1, 2 and 3 bedroom apartments offering an array of layouts, each thoughtfully designed to effortlessly complement and enhance your lifestyle.





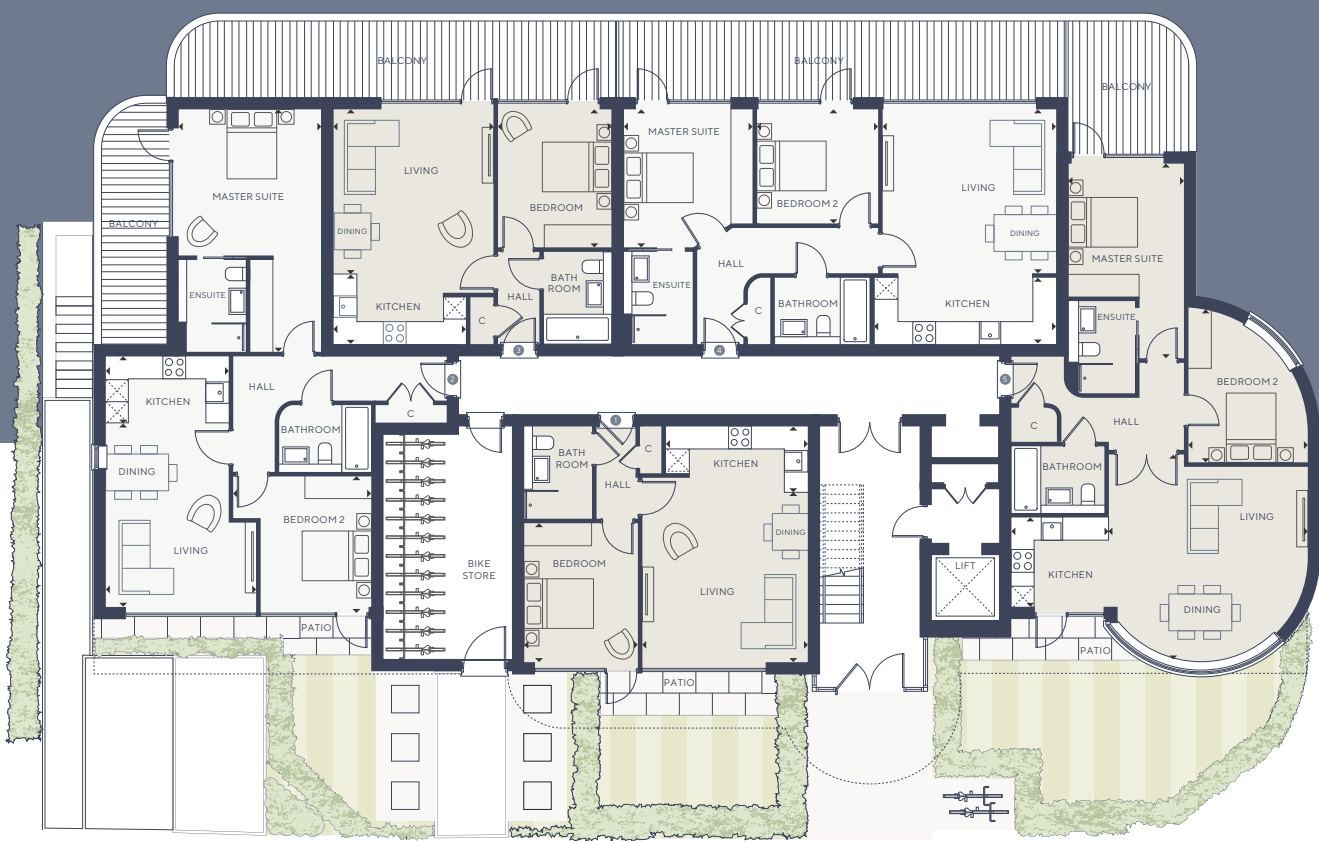
# BASEMENT



A thoughtful approach to accessibility makes the basement level at Shore Walk a versatile and welcoming space, however you choose to commute.



# GROUND FLOOR



## Apartment 1

Kitchen/Living/Dining Area	6579mm x 4398mm	21' 7" x 14' 5"
Bedroom	3921mm x 3333mm	12' 10" x 10' 11"
Bathroom	2588mm x 1988mm	8' 6" x 6' 6"

## Apartment 2

Kitchen/Living/Dining Area	6791mm x 4210mm	22' 3" x 13' 10"
Master Suite	4148mm x 3877mm	13' 7" x 12' 9"
Master Ensuite	2475mm x 1988mm	8' 1" x 6' 6"
Bedroom 2	3451mm x 3110mm	11' 4" x 10' 2"
Bathroom	2588mm x 1975mm	8' 6" x 6' 6"

## Apartment 3

Kitchen/Living/Dining Area	6500mm x 4298mm	21' 4" x 14' 1"
Bedroom	3843mm x 3333mm	12' 7" x 10' 11"
Bathroom	2588mm x 1988mm	8' 6" x 6' 6"

## Apartment 4

Kitchen/Living/Dining Area	6500mm x 4984mm	21' 4" x 16' 4"
Master Suite	3943mm x 3558mm	12' 11" x 11' 8"
Master Ensuite	2488mm x 1988mm	8' 2" x 6' 6"
Bedroom 2	3198mm x 3418mm	10' 6" x 11' 3"
Bathroom	2425mm x 1988mm	7' 11" x 9' 10"
Balcony	12000mm x 2100mm	39' 4" x 6' 11"

## Apartment 5

Kitchen/Living/Dining Area	8148mm x 5136mm	26' 9" x 16' 10"
Master Suite	3735mm x 3238mm	12' 3" x 10' 7"
Master Ensuite	2425mm x 1988mm	7' 11" x 6' 6"
Bedroom 2 (max, note curved wall)	4420mm x 3200mm	14' 6" x 10' 6"
Bathroom	2588mm x 1975mm	8' 6" x 6' 6"
Balcony (rear)	3200mm x 3700mm	10' 6" x 12' 2"

# FIRST & SECOND FLOOR



### Apartments 6 & 11

Kitchen/Living/Dining Area		
6579mm x 4398mm	21' 7" x 14' 5"	
Bedroom		
3921mm x 3333mm	12' 10" x 10' 11"	
Bathroom		
2588mm x 1988mm	8' 6" x 6' 6"	
Balcony		
7900mm x 1300mm	25' 11" x 4' 3"	

### Apartments 9 & 14

Kitchen/Living/Dining Area		
6500mm x 4984mm	21' 4" x 16' 4"	
Master Suite		
3943mm x 3588mm	12' 11" x 11' 8"	
Master Ensuite		
2488mm x 1988mm	8' 2" x 6' 6"	
Bedroom 2		
3418mm x 3198mm	11' 3" x 10' 6"	
Bathroom		
2425mm x 1988mm	7' 11" x 6' 6"	
Balcony		
12000mm x 1300mm	39' 4" x 4' 3"	

### Apartments 7 & 12

Kitchen/Living/Dining Area		
6803mm x 4660mm	22' 4" x 15' 3"	
Master Suite		
3146mm x 3480mm	10' 4" x 10' 4"	
Master Ensuite		
2143mm x 1787mm	7' 0" x 5' 10"	
Bedroom 2		
3451mm x 2883mm	11' 4" x 9' 6"	
Bathroom		
2613mm x 1987mm	8' 7" x 6' 6"	
Balcony		
11000mm x 1300mm	36' 1" x 4' 3"	

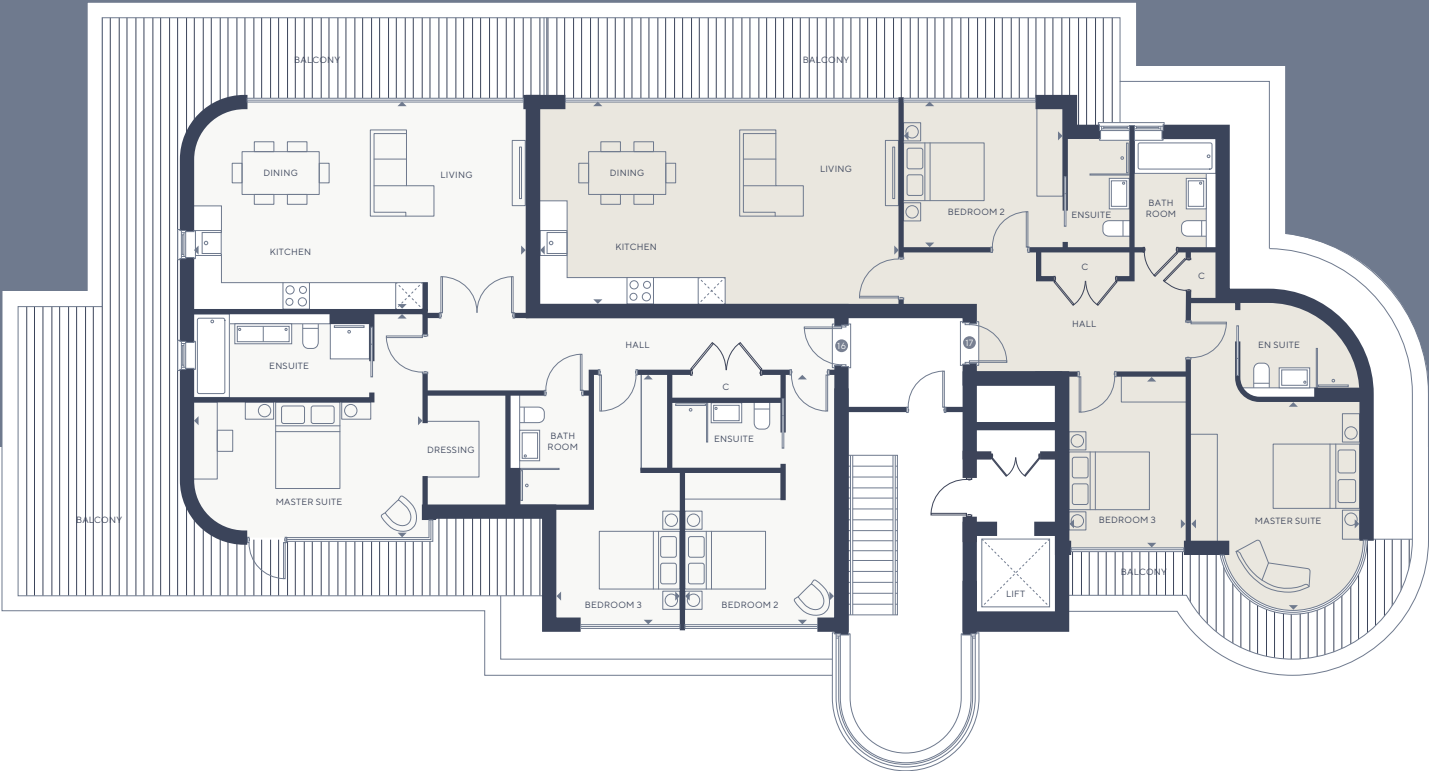
### Apartments 10 & 15

Kitchen/Living/Dining Area		
8148mm x 5136mm	26' 9" x 16' 10"	
Master Suite		
3735mm x 3238mm	12' 3" x 10' 7"	
Master Ensuite		
2425mm x 1988mm	7' 11" x 6' 6"	
Bedroom 2 (max, note curved wall)		
4420mm x 3200mm	14' 6" x 10' 6"	
Bathroom		
2588mm x 1975mm	8' 6" x 6' 6"	
Balcony (front)		
6500mm x 1250mm	21' 4" x 4' 1"	
Balcony (rear)		
3200mm x 1400mm	10' 6" x 4' 7"	

### Apartments 8 & 13

Kitchen/Living/Dining Area		
6500mm x 4984mm	21' 4" x 16' 4"	
Master Suite		
3943mm x 3558mm	12' 11" x 11' 8"	
Master Ensuite		
2488mm x 1988mm	8' 2" x 6' 6"	
Bedroom 2		
3418mm x 3198mm	11' 3" x 10' 6"	
Bathroom		
2425mm x 1988mm	7' 11" x 6' 6"	
Balcony		
12000mm x 1300mm	39' 4" x 4' 3"	

# THIRD FLOOR



### Apartment 16

Kitchen/Living/Dining Area		
7788mm x 4750mm	25' 7" x 15' 7"	
Master Suite		
7150mm x 3000mm	23' 5" x 9' 10"	
Master Ensuite		
4107mm x 2014mm	13' 6" x 6' 7"	
Bedroom 2		
3650mm x 3531mm	12' 0" x 11' 7"	
Bedroom 2 Ensuite		
2575mm x 1775mm	8' 5" x 5' 10"	
Bedroom 3		
3531mm x 2856mm	11' 7" x 9' 4"	
Bathroom		
2588mm x 1775mm	8' 6" x 5' 10"	
Terrace		
70m <sup>2</sup>		

### Apartment 17

Kitchen/Living/Dining Area		
8338mm x 4300mm	27' 4" x 14' 1"	
Master Suite (max, note curved wall)		
4748mm x 3890mm	15' 7" x 12' 9"	
Master Ensuite:		
2758mm x 2238mm	9' 1" x 7' 4"	
Bedroom 2		
3871mm x 3093mm	12' 8" x 10' 2"	
Bedroom 2 Ensuite		
2380mm x 1523mm	7' 10" x 5' 0"	
Bedroom 3		
3911mm x 2838mm	10' 6" x 9' 4"	
Bathroom		
2380mm x 1988mm	7' 10" x 6' 6"	
Balcony (rear)		
23500mm x 2000mm	77' 1" x 6' 7"	
Balcony (front)		
6m <sup>2</sup>		



FEATURES &  
SPECIFICATION

COMING SOON



# GOING ABOVE AND BEYOND AT EVERY OPPORTUNITY.



Nylo Homes has been the trusted developer of choice for the south of England since 2014.

With an eye for fine detail and a dedication to exceptional finishes, the homes they build are something out of the ordinary.

Never satisfied with the norm, Nylo Homes prefers to go above and beyond at every opportunity. They choose to use building materials that stand out for their quality and beauty.



When it comes to interiors, this considerate developer fits and finishes their homes to an immaculate standard. They carefully think about the way spaces will be used and loved by the people who live there. The result is exceptional homes, thoughtfully created and impeccably finished.





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The information within this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Designed by Antler