

# PRIME COASTAL PROPERTY

BY LOLA MAY



- 2 Bedroom, 2 Bathrooms including en-suite to principal bedroom
- Local beaches Alum Chine and Durley Chine a short distance away
- Kitchen/diner with plenty of fitted cupboard space
- Long lease and chain free
- Walking distance to Westbourne, Bournemouth Gardens and Town Centre
- Spacious lounge with double doors onto south-facing balcony
- A good-sized family bathroom with bath
- Allocated off-road parking

**FLAT 4, AZALEA COURT, 31 BRANKSOME WOOD ROAD  
BH4 9JS**

**GUIDE PRICE £300,000**

## Accommodation

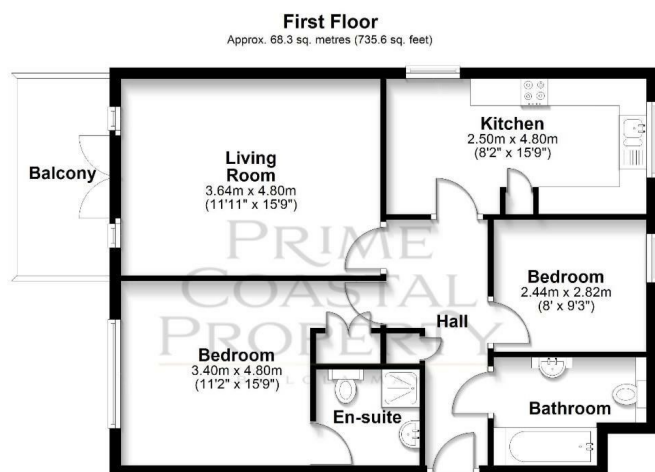
Set in the sought-after Branksome Wood Road, this spacious two-bedroom, first-floor apartment enjoys an enviable position within easy walking distance of Westbourne Village and Bournemouth's picturesque Upper Gardens.

Beautifully maintained and offering scope for personal updates, the apartment features a welcoming entrance hall leading to a kitchen/diner with ample cupboard space and some integrated appliances. The bright and airy lounge is a standout space, with double doors opening onto a private, south-facing balcony—ideal for enjoying the sun or dining outdoors. Both bedrooms are doubles, with the principal bedroom benefiting from an ensuite shower room. A large family bathroom with both bath and shower completes the interior accommodation. Additional highlights include allocated off-road parking, a communal garden area at the back of the building, a long lease, and the advantage of being offered chain-free.

## Location & Lifestyle

Situated just moments from Bournemouth's stunning Upper Gardens, the apartment offers a lifestyle of convenience and natural beauty. Westbourne's vibrant high street is a short stroll away, with its mix of independent shops, cafés, and restaurants, as well as a charming Victorian arcade linking Seamoor and Poole Road. For those who enjoy the coast, Alum Chine and Durley Chine beaches are within easy reach, offering miles of golden sand and scenic walks. Bournemouth town centre is also nearby, providing a wide range of shopping, dining, and leisure facilities.

## FLOOR PLAN

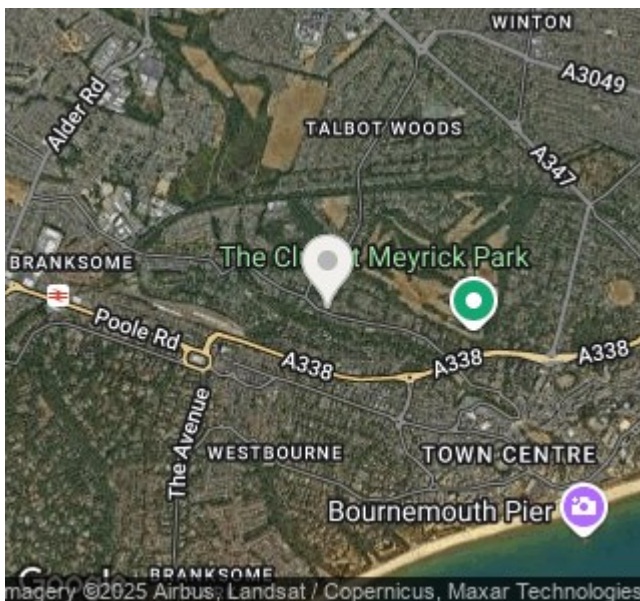


Total area: approx. 68.3 sq. metres (735.6 sq. feet)

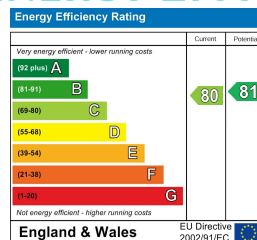
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Plan produced using PlanUp.

## AREA MAP



## ENERGY EFFICIENCY



## VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

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