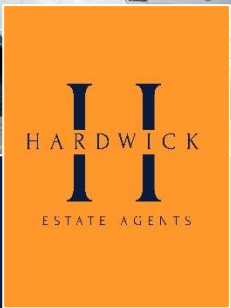




Flat 4 Woodford Court

19 Studland Road, Alum Chine, BH4 8HH



A bright and spacious 2 double bedroom, 2 bath first floor flat situated just moments from Alum Chine beach with allocated parking.

- Beautifully presented
- Reception hall with large storage cupboard
- Sitting/dining room
- Modern kitchen/breakfast room
- 2 double bedrooms
- En-suite shower
- Generous main bathroom
- Allocated parking space
- A short walk to the beach
- Gas central heating & double glazed

ASKING PRICE:

£260,000 (leasehold)

EPC RATING:

Band - C



THE PROPERTY

Situated in a highly sought-after coastal location, this bright, spacious and beautifully presented first floor apartment is set within easy walking distance of the award-winning beaches at Alum Chine Beach and less than one mile from the vibrant village centre of Westbourne.

The accommodation is well proportioned and thoughtfully arranged. A welcoming reception hall features a particularly useful large storage cupboard.

The sitting/dining room is a generous and light-filled space, enjoying an outlook over Studland Road towards the chine beyond. Double doors open into the kitchen/breakfast room, creating a sociable flow between the two areas.

The kitchen is fitted with a comprehensive range of base and eye level units and incorporates a fitted electric oven with gas hob, and the freestanding washing machine and fridge/freezer are also included.

There are two well-sized double bedrooms, both presented to a good standard. The principal bedroom benefits from an en-suite shower room comprising a two-piece suite. The family bathroom is generously sized and fitted with a three-piece suite.

Woodford Court is a well maintained and attractive character block. Internally, the building retains charming original features including a striking stained-glass window and an impressive grand staircase. Externally, the property benefits from an allocated parking space to the front and a small communal outside area to the rear.

LOCATION

Alum Chine is renowned for its wooded chine, scenic cliff-top walks and direct access to sandy beaches stretching towards Bournemouth. Westbourne village offers a thriving selection of independent boutiques, cafés, restaurants and everyday amenities including Marks & Spencer Foodhall, along with convenient transport links to surrounding areas. The location provides an ideal balance of coastal living and everyday convenience.

ADDITIONAL INFORMATION

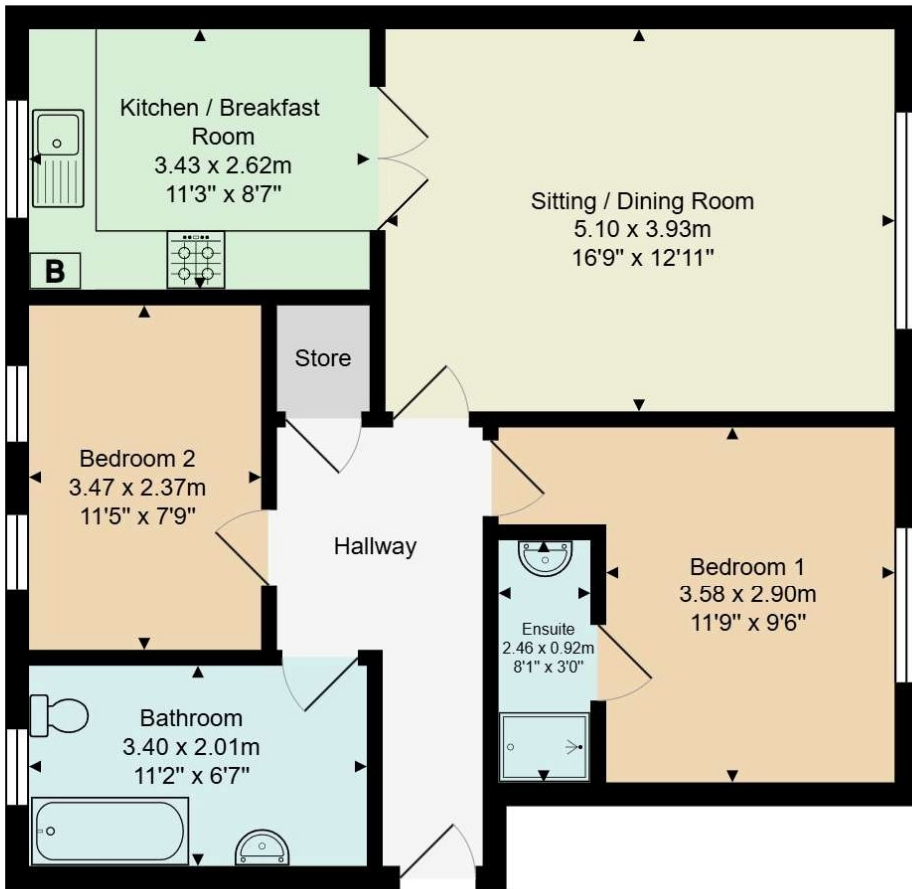
Council tax – D

Tenure – Leasehold (the seller advises there has been previous potential to purchase a share of the freehold)

Lease – 125 years from 25/12/2002, 101 years remaining

Service charge - £1,680 PA

Ground rent – £200 PA



Total Area: approx 69.9 m² ... 753 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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