

FOR SALE

Flat 2, 10 Casterbridge,
Sandbourne Road, Alum Chine,
Bournemouth, Dorset BH4 8JH



PHILIPPA SOLE



Offers in Excess of
£349,950

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Amazing location, just 400 metres
from the beach

2 double bedrooms and luxury
fitted bathroom

Modern ground floor apartment
with private paved patio

Perfect as main or 2nd home

Exceptional presentation
throughout

Pets permitted under licence in the
ground floor flats

Within 1 mile of the village of
Westbourne

Council Tax band C £1506.56

Maintenance £1246

Share of Freehold

About this property

BOLT HOLE BY THE BEACH - This immaculately presented two double bedroom ground floor apartment is positioned in a small and well presented development of only 6 individual flats. Offered with a private patio, allocated parking, a bike store and just a short stroll of less than 400 metres to the beach.

Every day will feel like a holiday when living in this beautifully presented apartment, which is why the current owners have enjoyed owning it for over 13 years. With access from the main entrance at the front of the building or direct access from the rear, this much loved apartment is the perfect retreat, away from the crowds in a location that only the locals seem to know. The apartment offers two double bedrooms serviced by the family bathroom. The heart of this home is the kitchen/dining/lounge leading straight on to the private patio and lawned garden beyond. The kitchen is fitted with a full range of floor and wall mounted units with a range of integrated appliances. This leads open plan to the dining and lounge area.

The private patio leads to the lawned communal garden which catches the sun through the day. There is also use of a shared brick storage shed, ideal for bikes and deck chairs etc. and one allocated parking space.

Additional features include the security entryphone system, double glazing, gas central heating and no forward chain. Various items of furnishing are available to purchase, subject to negotiation making this the perfect turn key home.

Location

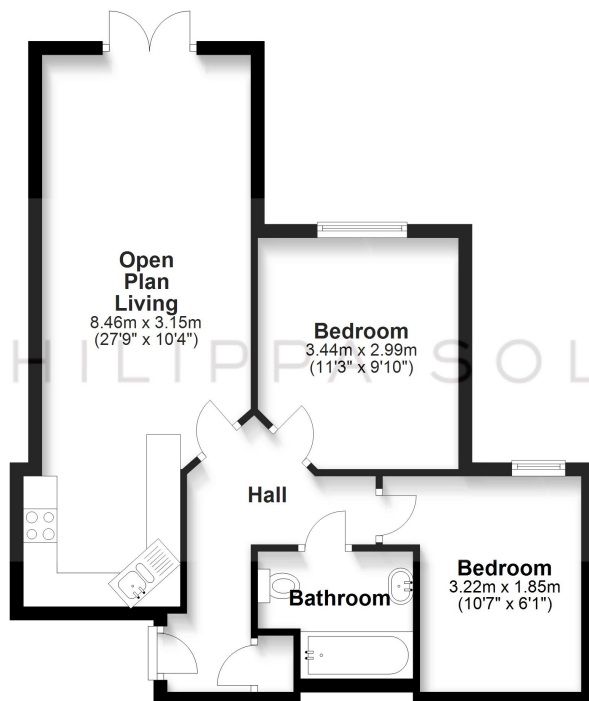
Located in a quiet road, just 400m from a choice of award winning beaches. The local village of Westbourne with its Marks and Spencer food hall and array of restaurants, bars and boutique shops is less than a mile away. Providing great transport links with a bus stop within 200 metres leading to Bournemouth and Poole, the local train station at Branksome offers a direct line into London Waterloo in less than two hours. And of course Sandbanks, providing the opportunity to take part in all water sports is approximately two and a half miles away. Less than half a mile from the Branksome Dene steps is the recently opened Rockwater bar and restaurant with stunning sea front view.





Ground Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



Total area: approx. 53.7 sq. metres (578.1 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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