

Windsor Lodge  
2 Earle Road, Alum Chine BH4 8JQ  
£295,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A two double bedroom two-bathroom first-floor character apartment. Benefiting from a southerly aspect, private outside space, allocated off-road parking and superb positioning near Alum Chine beach and Branksome Dene chine.



## Key Features

- First-floor character apartment
- Two spacious double bedrooms
- Two bathrooms including en-suite to principal bedroom
- Southerly-facing aspect
- Private sun terrace ideal for outdoor entertaining
- Spacious lounge with high ceilings and period features
- Modern fitted kitchen with integrated appliances
- Allocated off-road parking space
- Close to Alum Chine Beach and Branksome Dene Chine
- Well-maintained communal entrance



## About the Property

A well-presented first-floor character apartment offering two double bedrooms and two bathrooms, ideally positioned within close proximity to Alum Chine Beach and Branksome Dene Chine.

The property benefits from a southerly aspect, private outdoor space and allocated off-road parking, making it an excellent coastal home or investment.

The apartment is accessed via a well-maintained communal entrance with stairs rising to the first floor. Upon entry, a welcoming hallway leads through to a spacious main lounge, rich in character with high ceilings and charming period features, providing a flexible and inviting living space. From here, access is gained to the second double bedroom, which enjoys a front aspect and offers ample room for freestanding furniture as well as a dedicated workspace.

The principal bedroom is located at the opposite end of the apartment, offering excellent proportions and storage potential, and is further enhanced by a private en-suite shower room.

The modern, well-appointed kitchen is positioned to the south-facing rear, featuring a range of integrated appliances alongside space for freestanding white goods. The kitchen opens directly onto a private sun terrace, ideal for outdoor dining and entertaining.

A family bathroom completes the internal accommodation.

Externally, the property is conveyed with an allocated off-road parking space.

Tenure: Share of Freehold

Maintenance charge: Approximately £1,939 per annum

Management Company: Scott Castle 743 Christchurch Road, Bournemouth, Dorset BH7 6AN 01202 397321

Council Tax Band: C (BCP Council)

Holiday lets/Airbnb are not permitted

Pets are permitted, subject to permission from the freeholders

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband: Refer to Ofcom website / Mobile Signal: Refer to Ofcom website

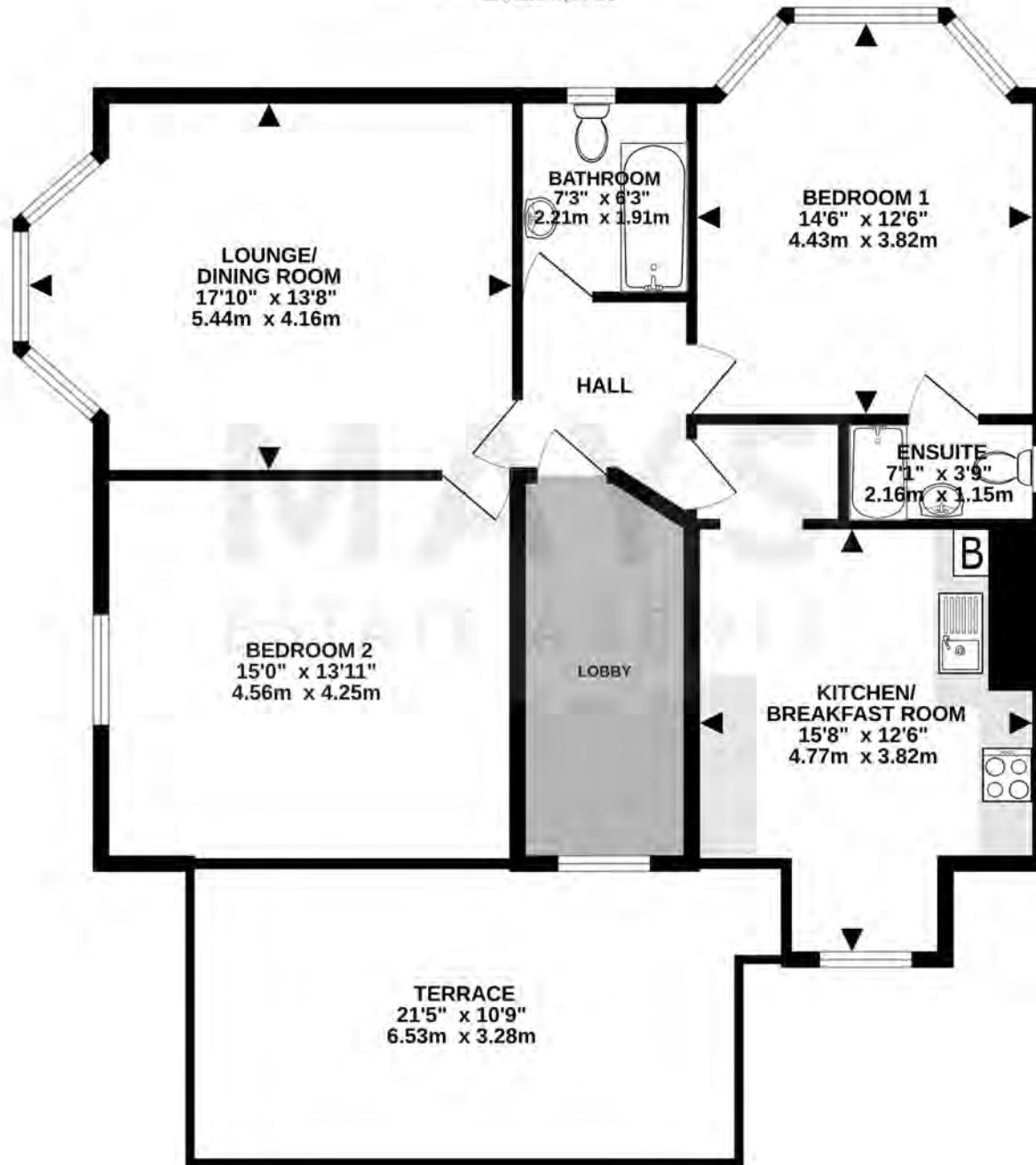
Mays are part of the Property Ombudsman Scheme TPO - DO3138



INCLUDING TERRACE, NOT INCLUDING LOBBY

TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne high street, benefiting from a variety of excellent restaurants, bars and independent shops. Alum Chine is also within walking distance offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

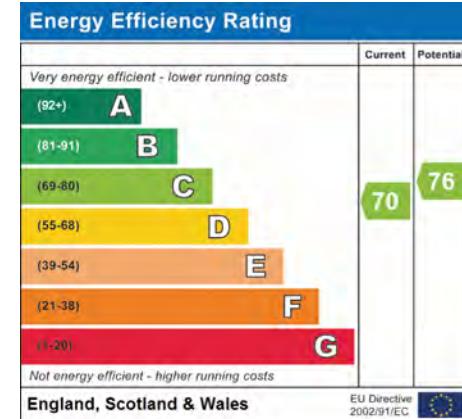
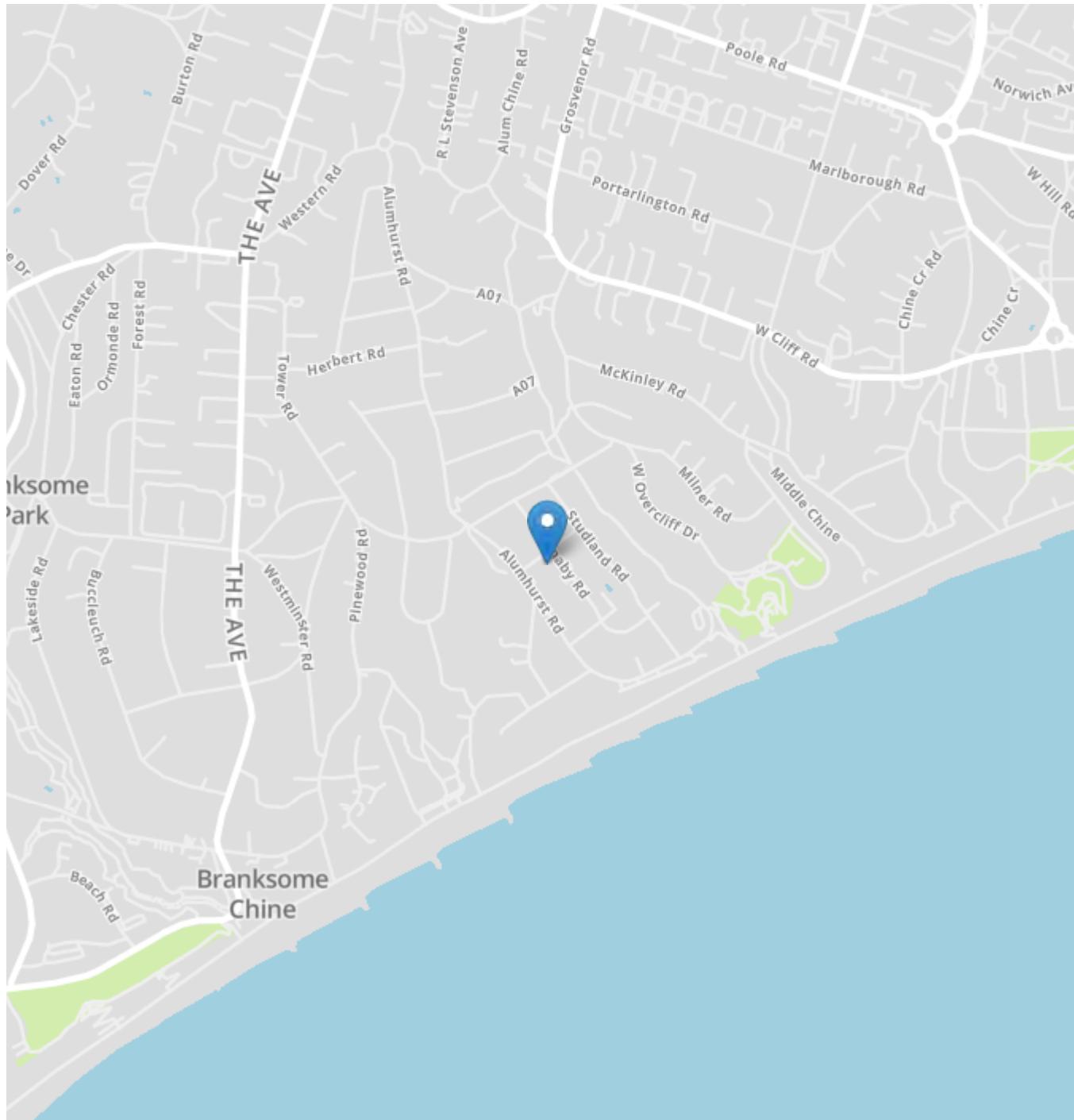


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



#### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

#### Mays Estate Agents - DO NOT USE THIS DIARY

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