

14 Viewpoint Sandbourne Road, Bournemouth BH4 8JR  
£450,000 Share of Freehold









**A bright and spacious top floor apartment situated only a moments walk from Alum Chine Beach. The property boasts two double bedrooms, underground parking and sea views.**

- VIEWS OF BRANKSOME CHINE BEACH
- SECURE UNDERGROUND PARKING
- ACCESS TO A COMMUNIAL SWIMMING POOL
- TWO DOUBLE BEDROOMS WITH EN SUITES
- SOUTH FACING BALCONY
- NO FORWARD CHAIN

### **Alum Chine**

The property sits minutes from the very popular beach at Alum Chine with its famous blue flag sandy bathing beaches.

Vesuvio is a popular Italian Restaurant which sits on the promenade overlooking the beach and offers the perfect spot to watch the world go by whilst enjoying a drink on their terrace.

The popular shopping village of Westbourne is less than a mile away offering a wide variety of shops, boutiques, bars and restaurants, whilst Canford Cliffs Village is approximately 1.4 miles away.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

### **Property Comprises**

The development is accessed via a secure entry phone system and features a well-maintained communal hallway with both lift and stair access leading to the sixth-floor entrance of the apartment. Upon entering the property, a hallway provides access to all principle rooms, including an impressive living/dining room and a kitchen fitted with ample floor and wall-mounted units.

From the living area, a spacious balcony offers plenty of room for seating and dining. A useful cupboard and utility area provide excellent storage and space for additional white goods.

Both bedrooms are generous doubles with fitted wardrobes and are served by spacious en-suite shower rooms.

Externally, the property is set within beautifully maintained communal gardens and benefits from one secure underground allocated parking space, as well as visitor spaces. Additional features include use of a heated communal swimming pool and direct access onto Branksome Dene Chine, leading down to the beach.





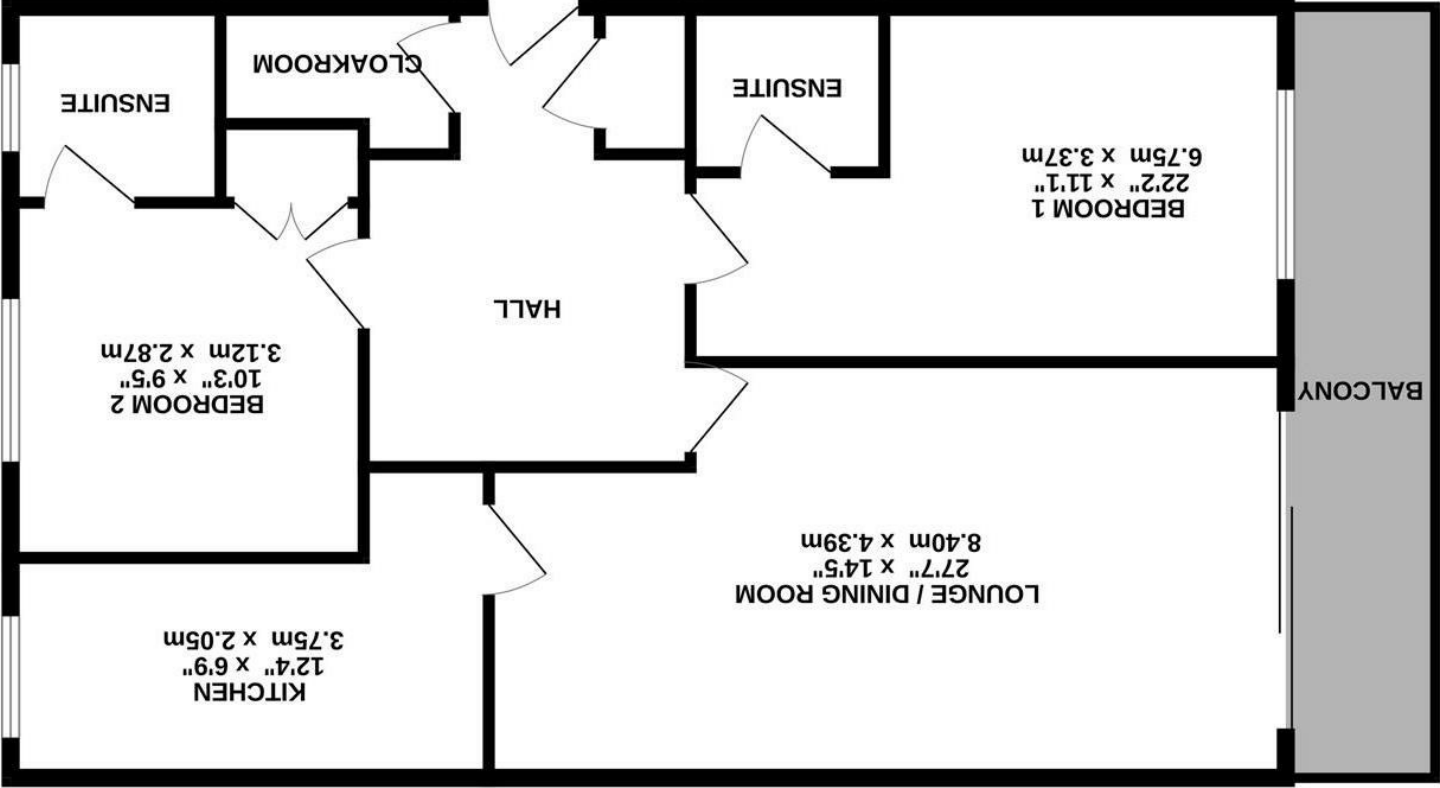
Key Drummond

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TOP FLOOR  
1039 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.6 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 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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All room dimensions given above are approximate measurements

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or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
Energy efficient - lower running costs	
Decent energy efficiency	
Not very energy efficient	
Very energy inefficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - lower CO <sub>2</sub> emissions	
Low environmental impact	
Decent environmental impact	
High environmental impact	
Very high environmental impact - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	