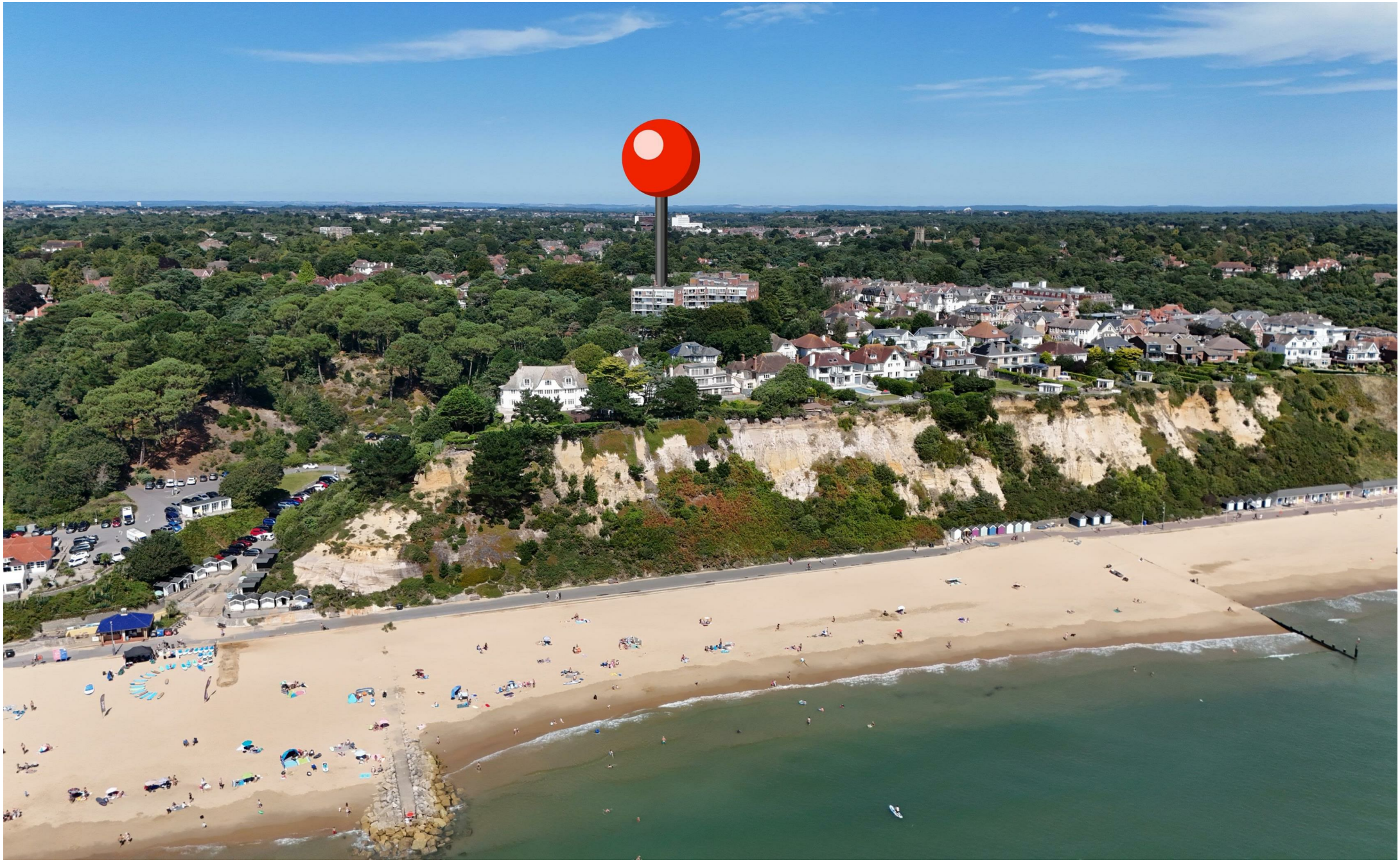


Flat 61 Viewpoint, 7-9 Sandbourne Road, Bournemouth BH4 8JR

£550,000 Share of Freehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

****STUNNING SEA VIEWS** A SIXTH FLOOR TWO DOUBLE BEDROOM apartment situated within only a moments walk from ALUM CHINE BEACH. The flat has been tastefully refurbished throughout and benefits from a COMMUNAL SWIMMING POOL and UNDERGROUND PARKING.**

- SPECTACULAR SEA VIEWS
- TWO DOUBLE BEDROOMS WITH EN SUITES
- MODERN & WELL PRESENTED THROUGHOUT
- UNDERGROUND PARKING
- OPEN PLAN LIVING
- SOUTH FACING BALCONY

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.

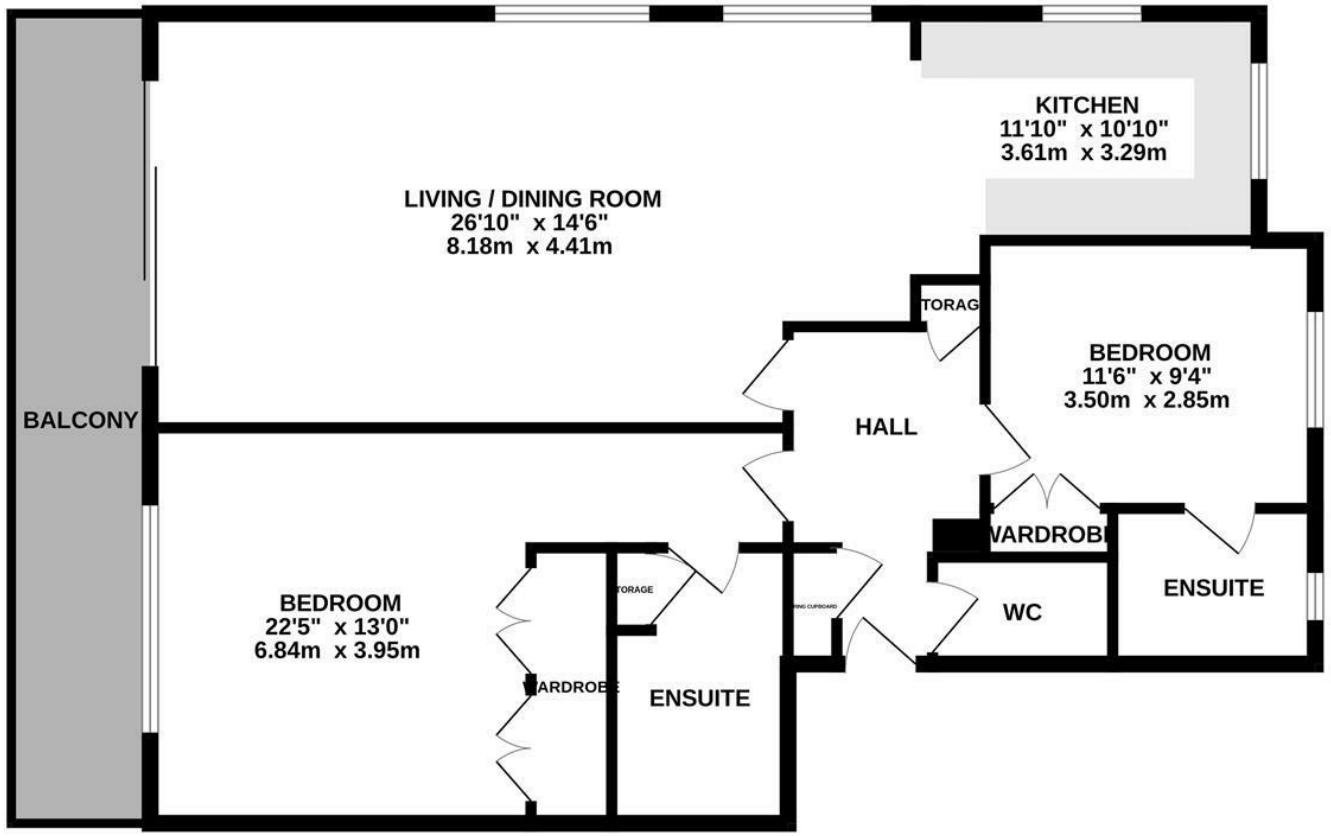
Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 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.

Tenure: Share of Freehold
Post Code: BH4 8JR
EPC: C valid till 2025
Maintenance: £3,200 per annum Building Insurance, Water & sewerage, Communal cleaning areas, Pool Maintenance, Gardening
Lease Details: 999 yrs Start Date: 1975
Council Tax: Band E

Property Comprises
The accommodation includes a good size entrance hall with ample storage space, a large sitting/dining room with double glazed sliding patio to an impressive balcony enjoying tree top and sea views. The modern kitchen has a range of modern floor and wall mounted cupboards, double hob with extractor fan, and integrated appliances. The master bedroom is very spacious with built-in wardrobes and en-suite shower room as well as views of the sea. The second bedroom is a good sized double with its own en-suite bathroom.

The development boasts impressive communal landscaped gardens, a well maintained communal heated swimming pool, and ample resident/visitor parking above and below ground.

SIXTH FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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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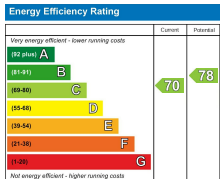
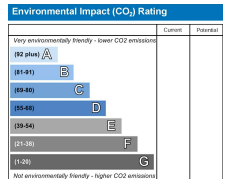
Key Drummond
Tel: 01202 700771
canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor 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.