

PS



Flat 2, Warwick Court, 99 Alumhurst Road, Alum Chine - BH4 8HR
£275,000



Warwick Court

Alum Chine

>500m to Beach | Approx. 0.5 miles to Westbourne |
Period Ground-Floor Apartment | 2 Bedrooms | Pets
Allowed | Original Features | Open Plan Living |
Communal Garden | Parking |

Set between the coastline and Westbourne village, this ground floor period apartment offers easy access to both the beach (less than 500m away) and everyday amenities. The interior retains a calm, architectural feel shaped by high ceilings, original floorboards and generous windows. The open plan living space connects naturally to the external courtyard supporting a lifestyle that balances simplicity, character and convenience. Well suited to those seeking a composed, low-maintenance home in a well-connected location.

- Less than 500m to Alum Chine Beach
- Approx 0.5 miles to Westbourne
- 400 metres to historic Alum Chine Bridge & 25 National Cycle Route
- Pets allowed under licence
- Holiday lets not permitted
- Ground floor apartment with own entrance
- Communal garden & patio area
- 2 bedrooms, 2 shower rooms including ensuite
- Period features including high ceilings
- Original floorboards and deep skirting
- Open plan living with access onto patio area
- Allocated parking & double glazed
- Service charge approx £1,500 & ground rent £100 pa
- Council tax band C £2133.33
- EPC Rating D
- Leasehold - 121 years remaining



A central hallway, with built-in storage, provides a clear and functional entrance. The apartment opens into a bright open plan living space where large double glazed windows draw in natural light. The layout is simple and effective, with the living space positioned as the core of the home and bedrooms set separately, allowing for a sense of privacy and balance. Direct access from the living area leads to a small communal courtyard, subtly extending the internal space. Adjacent to the main living area, the kitchen is arranged for ease rather than excess. A fitted gas hob anchors the space, with room for a small dining table creating a natural spot for informal meals. Freestanding appliances are currently in place, with inclusion to be agreed. The overall arrangement supports day-to-day functionality without interrupting the openness of the room. The living area carries the architectural tone of the apartment. Stripped floorboards, deep skirting and ceiling height give the space presence, while the proportions allow for flexible furnishing. Connection to the courtyard introduces an element of outdoor access not typically associated with apartments of this style.

The principal bedroom is well-sized, continuing the period detailing and sense of volume found throughout. The second bedroom is notably versatile, benefiting from its own ensuite shower room, lending itself equally to guest accommodation, independent living or a defined work-from-home space. A separate main shower room is finished with half panelled walls and a fully tiled walk-in shower, designed with clarity and function in mind.

OUTSIDE:

A small communal courtyard sits directly off the living space, with a larger shared garden positioned to the rear of the building. A separate storage shed provides useful external storage. Allocated parking.

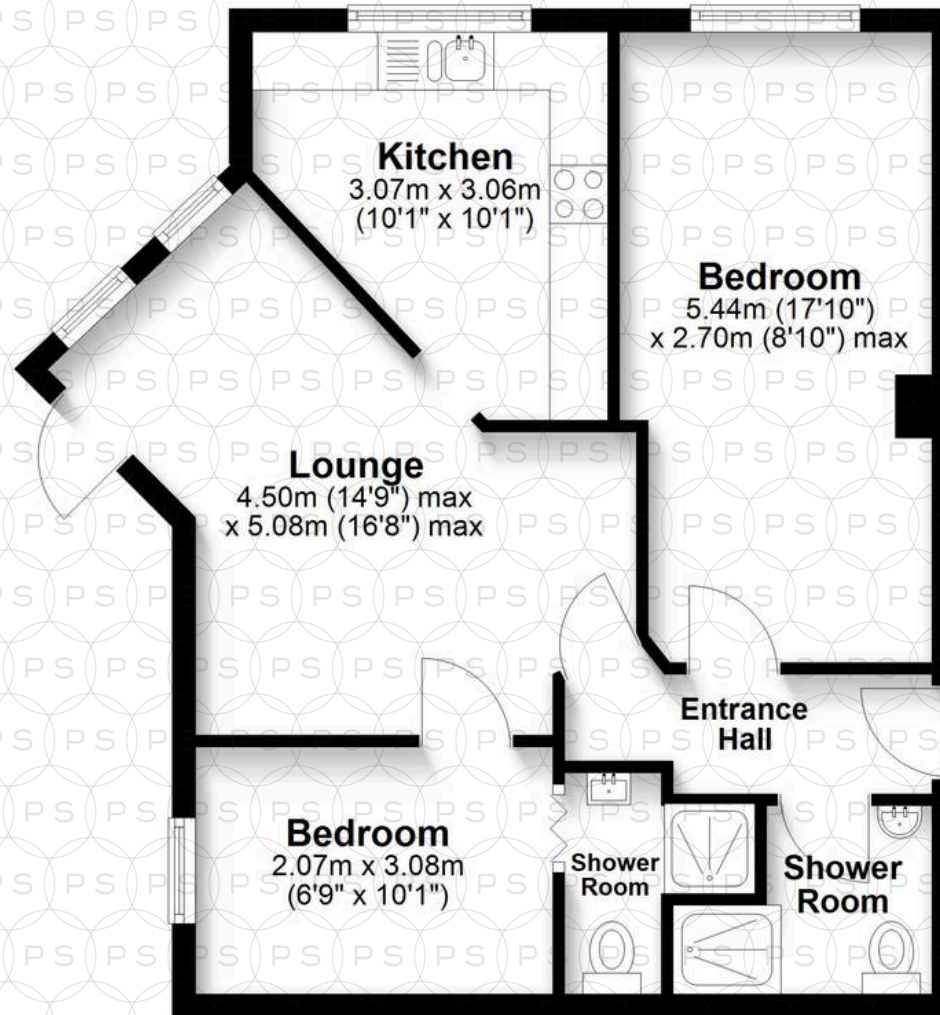
LOCATION:

Alumhurst Road is located between Bournemouth's golden sandy beaches and Westbourne village, which provides all that is needed for day-to-day living. Bournemouth mainline train station is around 1.7 miles away, providing direct access to London Waterloo in approx. 2 hours.



Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



Total area: approx. 53.3 sq. metres (573.7 sq. feet)

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Plan produced using PlanUp.



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