



Ocean Breeze, 8-10 Studland Road, Alum Chine BH4 8JJ

£500,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





This is the premier apartment within the development. The sun terrace is comfortably the largest in the block at over 400 sq ft and is in the southerly facing part of the block, as are both the bedrooms and the window and door from the open plan kitchen, living room, dining area.

In apartment living, storage is key and as well as the kitchen storage units, there are fitted wardrobes in both bedrooms, two sizeable storage cupboards in the hall and a large utility cupboard. Plus a dedicated storage cage in the garage - ideal for boards and all your beach stuff.

The block is directed by the apartment owners - Ocean Breeze Management Ltd - with the result of it being well run with a sensible service charge.

A key feature is the private residents steps that lead directly and exclusively down to the chine and to the beach.

The apartment has a share of freehold and is pet friendly.

A lifestyle choice.



KEY FEATURES

- Premier apartment within the development
- Over 400 sq ft sun terrace on the southerly facing part of the block
 - Share of freehold
 - Private and exclusive access to the chine and beach
- Dedicated and secure underground parking plus 6 visitors spaces
 - Bike store
- Lots of storage in the apartment including a large utility cupboard
- Well managed block-owners directed management company
 - Sensible service charges
 - Pet friendly









Access to the Block

Drive down to the secure underground parking, plus a number of visitor spaces in the grounds. Bike store.

Communal Entrance Hall

Secure entry system into a spacious foyer.

Apartment Hall

Laminate flooring, thermostatically controlled radiator, security entrance phone. There are 2 good sized storage cupboards and a large utility cupboard. The post is delivered direct to your door.

Living Area - Open Plan Kitchen, Dining Area, Sitting Room

All have laminate flooring and thermostatically controlled radiators. The fully integrated kitchen comprises a Bosch Oven, Bosch microwave, Indesit fridge and freezer, Bosch 5 ring gas hob with extractor hood and Bosch dishwasher. Quartz work surfaces including breakfast bar and solid timber units. The kitchen window has a roman blind. A Glow-Worm boiler was fitted in 2022. TV point.

The sliding patio doors lead onto the sun drenched that's perfect for morning coffee or al fresco lunch.

Sun Terrace

Over 400 sq ft, southerly facing. Glass and steel balustrades, tiled floor, outside lights. You can hear the waves!







Family Bathroom

Such a spacious room with an oversized Jacuzzi bath with shower over. Loo, towel ladder and sink in vanity unit. Fully tiled.

Main Bedroom

Carpeted, fitted wardrobes and dressing table. TV point, thermostatically controlled radiator. Floor to ceiling windows with slatted shutters.

En Suite Shower Room

Fully tiled with shower cubicle, sink, loo and heated towel ladder.



Bedroom 2

Carpeted, fitted wardrobes, thermostatically controlled radiator. Roman blind to the window.

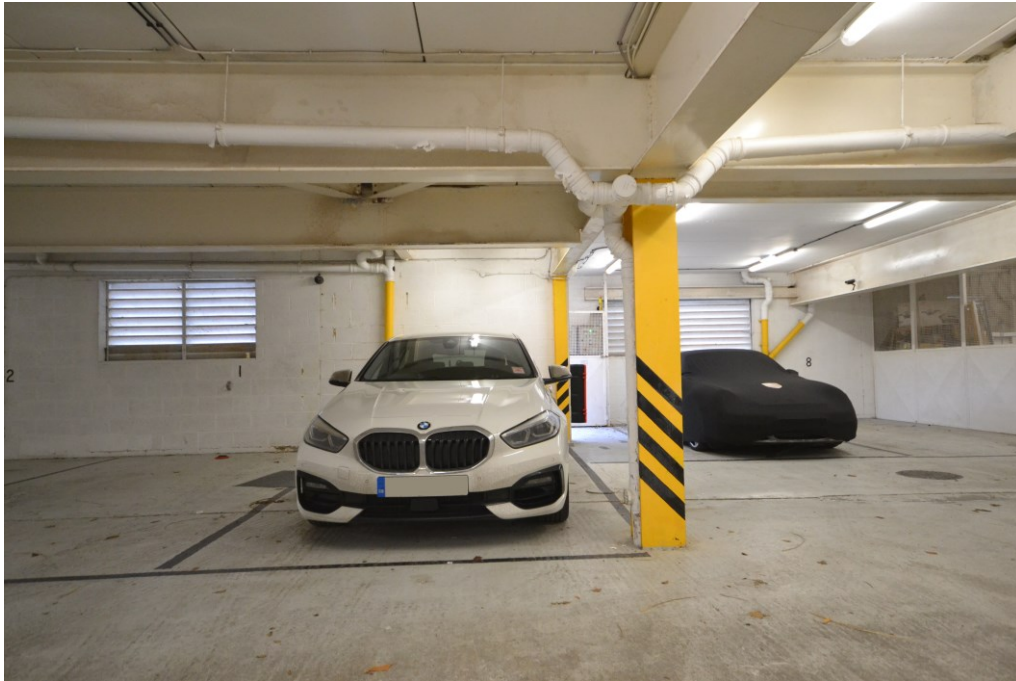
Underground Car Park

Spacious-lots of turning room. Dedicated parking space. Dedicated storage cage for the apartment.

Grounds

Well maintained including residents steps leading directly down to the chine and onto the beach. Exclusive access for the block. Includes a residents sun terrace for social gatherings.





ADDITIONAL INFORMATION

Room Dimensions: Please see floorplan for room dimensions.

Tenure: Share of Freehold

Council Tax 2024/5: Band F-£3102.30 payable

EPC: C(77)

TV & Broadband: There is fibre to the block

Service charge: £2,328.54 per annum

Reserve Fund: Currently £11,000, anticipated to be in the region of £19,000 by end of current financial year.

Management: Ocean Breeze Management Ltd i.e. directed by the apartment owners

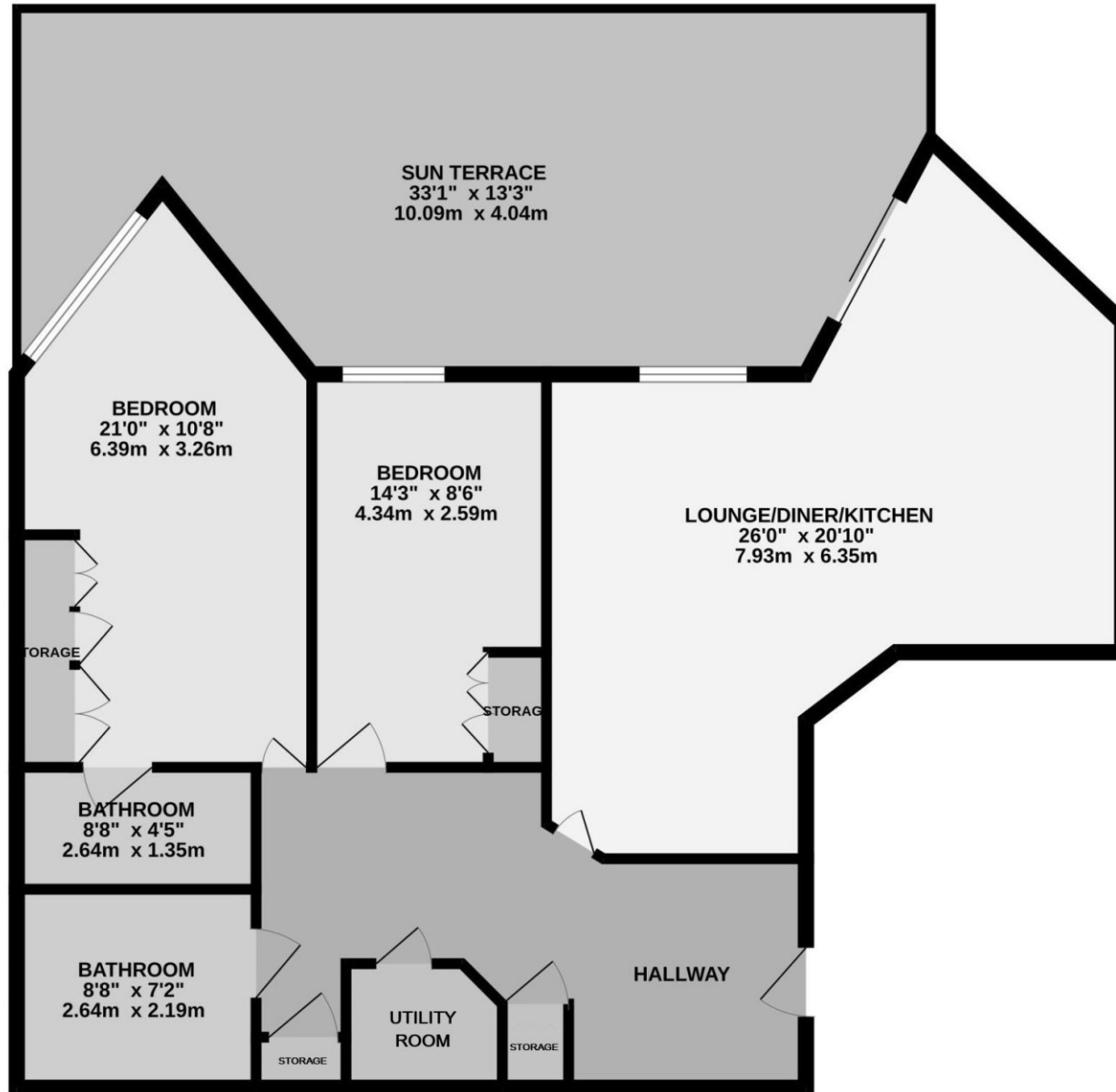
Parking: Dedicated secure underground parking plus 6 visitors spaces

Bike store

Pet friendly

Viewings: Preferably with 24 hours notice

FLOORPLAN



GROUND FLOOR
948 sq.ft. (88.1 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.

AREA DESCRIPTION

There are private residents steps that lead directly down for exclusive access to the beach. There are 7 miles of these award winning beaches to explore with delightful cafes and restaurants right on the beach - don't miss Rockwater, Vesuvio and The Jazz Cafe. Even during the Bournemouth Air Show or all the summer fireworks, when parking for the beach is at premium, you can stroll down stress free or just stay on your balcony and watch in comfort.

Head left at the bottom of the chine and after a gentle stroll along the promenade you'll reach Bournemouth Pier and the Pier Approach. From here it's just a short walk through Bournemouth Gardens to reach the wide range of shops, restaurants, facilities and entertainment options in the town centre.

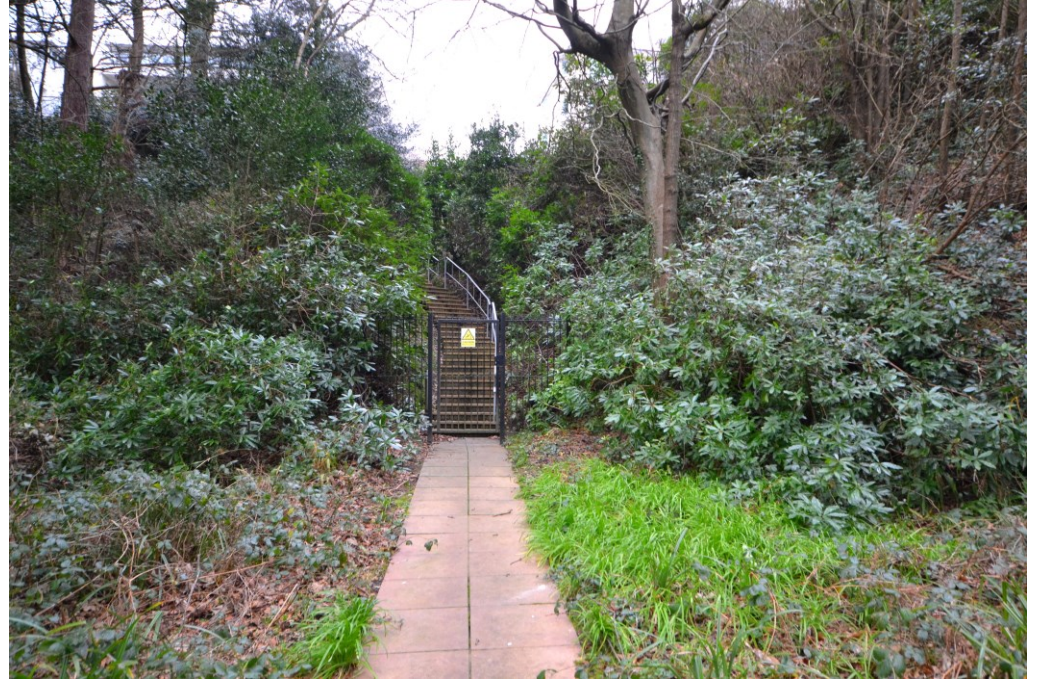
Heading right at the bottom of the chine will take you past Canford Cliffs beach and onwards to Sandbanks, where you can look across the whole of Poole Harbour which is the second biggest natural harbour in the world and a safe haven for both megayachts and pleasure boats with numerous marinas and moorings. Sailing events and clubs abound and this is one of the UK hubs for windsurfing and kitesurfing. You can see many a champion in these sports practising in the harbour or off the beach. It is acclaimed as the one of the safest locations to teach children. And of course Poole Harbour is home to Sunseeker yachts and the RNLI.

Why stop at Sandbanks? Catch the chain ferry to Studland, gaze at some of the extraordinary seafront properties, and then explore the Purbeck Hills and get up close and personal with the famous Old Harry Rocks. The Purbeck Hills shield the area and give Poole and Bournemouth its riviera microclimate. Dorset's Jurassic coast is a key destination for walkers. This is also over the chain ferry, which is also the gateway to the Purbeck Hills which accommodates the area's large cycling community. For golfers the area is full of recommended courses the closest being Parkstone which is in the top 100 in the UK. Tennis courts and a green bowls lawn in Leicester Road are close by. Everlast Gym is at Redlands Retail Park but the area is spoilt for choice for fitness and leisure activities.

While in Studland, it is treat to go to the Pig on the Beach restaurant and you mustn't miss the Beer Festival at the Bankes Arms.. Closer to home as we are talking eating, there are a fantastic range of restaurants and pubs close at hand to your home. In Canford Cliffs village, take in the ever popular Cliff gastro pub. The Canford also in the village never disappoints and it takes dogs which is a serious plus for those of us who love our dogs and pints in equal measure. For ladies the famous HND hairdressing and beauty salon is also in the village. And for special occasions the Rick Stein harbourfront restaurant in Sandbanks and The Old Harry Rocks restaurant on the Westcliff are not to be missed. From Ocean Breeze you can walk up to Westbourne, a suburb between Poole and Bournemouth serves all your shopping needs as well as having an eclectic mix of coffee shops, bars and eateries. Westbourne has an M&S food store and both Tesco and Lidl are within walking distance.

For travel within a mile you are on the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is one of the fastest growing in the UK and Bournemouth Railway Station has direct routes to London and Manchester. From Poole there are ferries to France and the Channel Islands.

This area is a lifestyle choice.





Viewing by Appointment Through the Vendor's Sole Agent

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Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	81
(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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