

# Accommodation Guide

September 2024

For more information and guidance on arranging your accommodation, or to advertise available accommodation, please contact Student Services:

Student Services  
HSU (Health Sciences University) - Bournemouth Campus

Tel: 01202 436359  
E-mail: [studentservices@aecc.ac.uk](mailto:studentservices@aecc.ac.uk)

## Things to remember

The below information pertains mainly to private rented accommodation, rather than a guide for students living in halls of residence. For information regarding our partnership with the Lulworth Student Company and how to book a room locally with them, please see page 4.

You should always view any accommodation before signing any tenancy or rent agreement. Do not go to view accommodation on your own – take a friend or fellow student with you for a second opinion.

Be clear about the rent and any additional costs such as bills. From 1 June 2019 most fees for tenants are banned (this includes fees for referencing, credit and immigration checks, administration and drawing up or renewing a tenancy). This applies to both landlords and agents.

Most landlords will ask you to sign an Assured Shorthold Tenancy Agreement. Tenancy agreements are legally binding documents and, once signed, will tie you to a property for the duration of the agreement—usually twelve months, although this may vary from property to property. Some landlords may agree to you leaving if you find another student to take your place, but this is not guaranteed.

It is a good idea to check the tenancy agreement to see if it has a break clause. A break clause is a term in the tenancy agreement that gives the landlord and/or tenant the right to end a fixed term tenancy agreement before the expiry of the fixed term period. It may not be called a break clause, but it should clearly state when a notice can be served and how much notice you need to give. If you wish to exercise the break clause, it is really important that you follow what the break clause says to ensure that the tenancy is ended properly. This will avoid the landlord taking action to claim back unpaid rent and to avoid possibly losing your deposit.

For more information regarding break clauses, please refer to Shelter

[https://england.shelter.org.uk/legal/security\\_of\\_tenure/notices/break\\_clauses](https://england.shelter.org.uk/legal/security_of_tenure/notices/break_clauses)

A group of students renting a house will usually be asked to sign one contract, which makes each student jointly and severally liable for the rent. This means that if one student leaves the others will be asked to make up the shortfall in the rent.

Many landlords will ask students to provide a UK-based guarantor (usually a parent or relative).

Before signing a tenancy agreement you should have received the energy performance and gas safety certificates and also the most up to date version of the 'How to Rent' leaflet. You should always read any tenancy agreement carefully and ask if you do not understand something. If the landlord agrees to make any repairs, or makes any amendments to the agreement, you should obtain written confirmation of this. The landlord should provide you with a signed copy of the tenancy agreement and inform you who to contact if any repairs are required.

You should ensure that arrangements for the payment of rent are clear, and that you are given signed receipts for any money paid to the landlord.

Most landlords will ask for a deposit, equivalent to one month's rent, when you sign a tenancy agreement. Once you have given your deposit over to your landlord they must provide you with information on what Deposit Protection Scheme your money has been placed into. They are legally required to supply this to you within one month of you moving into the property. Your landlord must also give you information about the deposited sum and what form of protection it has. They should also give you their personal information such as their address or the one of any housing agent that they operate through. They should also inform you of any reasons that they believe would warrant the withholding of part or all the deposit and what you should do if you dispute their claim.

If you are renting a room in a family house you do not need a tenancy agreement, but you should request written terms of agreement, stating who the landlord and tenants are, the rent payable, the start and end date of tenancy, and any house rules.

When you first move into a property you and your landlord should take an inventory of all furniture, fittings and equipment. If there is any damage evident when you move in, you should note this on the inventory to ensure you are not charged for damage you have not caused. A copy of the inventory should be retained by all parties. It can be a good idea to take photos of any existing damage when you move in. Make sure you take all meter readings for utilities when you move into the property.

Most landlords will insure their buildings, but it is up to you to arrange insurance for your own personal possessions. You may wish to consider security marking and noting serial numbers of any valuable items such as computer equipment.

Think carefully before signing any contracts or paying a deposit for accommodation before you have received an unconditional offer to study at HSU University.

For independent advice:

Shelter Bournemouth

Tel: 0344 515 1400 <http://england.shelter.org.uk/>

Bournemouth Citizens Advice Bureau

Tel: 03444 111 444 <https://www.citizensadvicebcp.org.uk/>

HSU is not able to arrange private rented accommodation on your behalf and we do not view properties listed in our accommodation guide. By including property details in this guide HSU is not recommending them over any other.

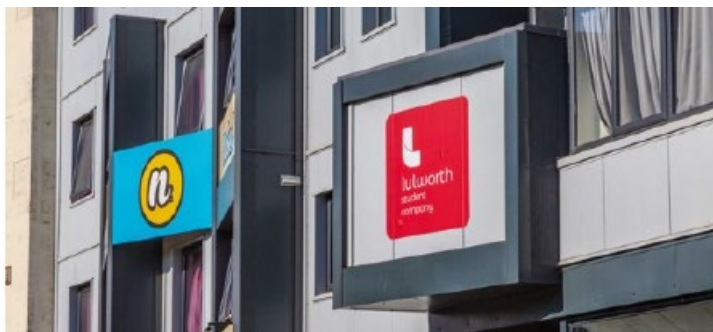
# Lulworth House

We have partnered with Lulworth House, operated by the Lulworth Student Company, to provide dedicated halls of residence bedrooms for our students.

Our HSU community at Lulworth is located at the Union House building in Lansdowne, Bournemouth. Full location details are below.

Features & facilities at Lulworth house:

- Gym
- Sports Zone (basketball and football court)
- On-site café
- Green outdoor Chill Area
- TV Room
- Laundry Room
- Table Tennis
- Common Social Space
- Social Kitchen & Dining Space



**Book your room for September 2024!**

<https://www.lulworthstudentcompany.co.uk/rooms-and-booking/by-educational-establishment/aecc-university-college>





# 5 SOUTHLANDS AVENUE, SOUTHBOURNE BH6 4HJ

AVAILABLE FROM 9<sup>TH</sup> SEPTEMBER 2024 TO MID-JUNE 2025

## 2 MILES FROM HSU

The room available is a large en-suite with king size bed in a 3 bed newly refurbished house in BH6, on a quiet residential road.

There is a garden, an open plan kitchen/diner with washing machine and there are also two lounge areas.

Wifi and off-road parking is available.

£700 per month, bills included.

HSU is 2 miles away. Hengistbury Head, Christchurch, Tuckton and Southbourne are within walking distance. Bournemouth hospital is nearby and the airport is roughly a 10 min drive away. There is a bus stop just around the corner and the train station is a 20-minute walk.

One month's deposit and references required. Thanks.

1 x large double en-suite £700 pcm

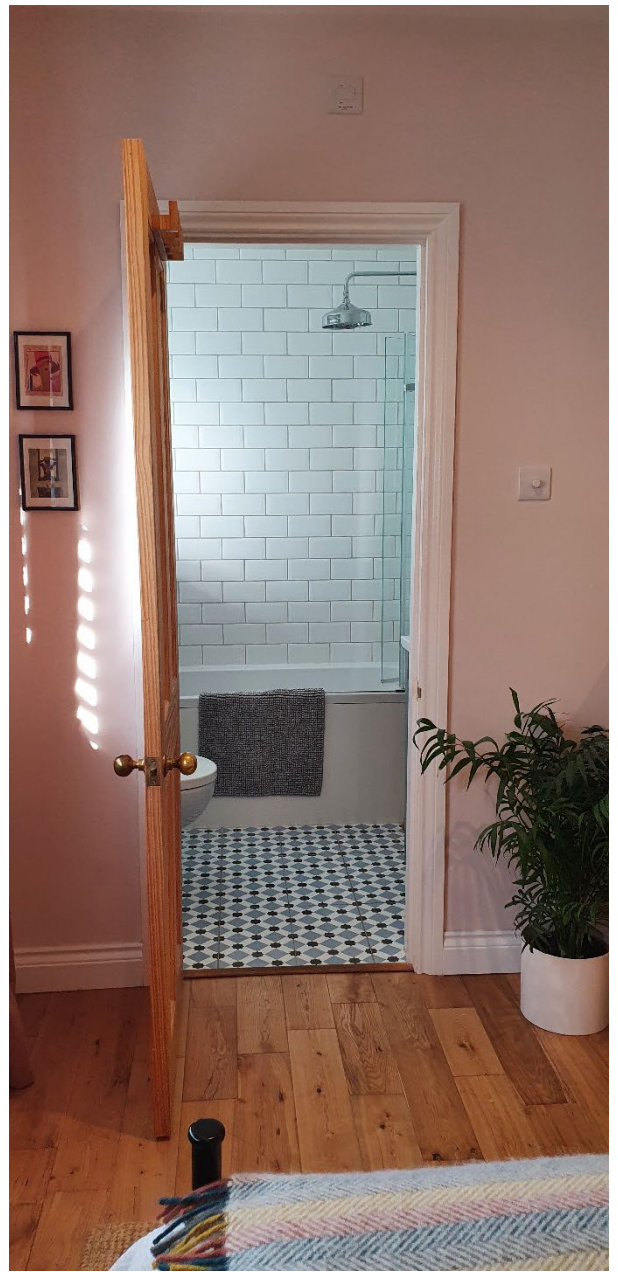
All bills and Wifi included

Off-road parking available

Katherine Dean  
Kdean7@hotmail.com  
07837407690







# 8A PARKWOOD ROAD

**2 MIN WALK TO HSU (1 MIN TO SHOPS)**

**-Available now-**

Room to let in shared flat.

Size - The Room is 3 metres by 4 metres.

Room includes - small fridge, double bed, table, cupboards and clothes rail, lamps, shelves and bed side table.

Aspect - West facing window

Access to:

- 2 toilets, one with shower cubicle other with bath
- Kitchen with - washing machine, large fridge, 2 freezers and other kitchen appliances
- Garden with - table, chairs and barbecue.
- Living room with - CD and radio, 2 sofas, computer with DVD player, west facing



Double bedroom

£500 deposit followed  
by £500 pcm inclusive of  
bills

Very close to HSU

- Contact -

Caroline Macdonald

caroline.macdonald@yahoo.com



# SOUTHERN RD, SOUTHBOURNE BH6 3SR

**AVAILABLE NOW  
(10 MONTH CONTRACT)**

Two large double en-suite rooms available in an Edwardian guest house - £630 pcm (including all bills).

Fully furnished and self-contained with king-size bed, TV, recess alcove with sink and en-suite shower room.

Access to adjacent kitchen which is shared with one other female student. Includes fridge/freezer, table-top oven and hob, microwave, toaster, storage and sink.

Bills and wifi included. Please note there are no laundry facilities, but convenient laundrette 5 minutes walk.

HSU - 15 minutes' walk

2 x large double en-suite  
£630 pcm

All bills and wifi  
included

15 - minute walk to HSU

James & Andi Sharp  
andi@alexanderlodge.org.uk



# 28 BROWNING AVENUE, BH5 1NN

## 7 MIN WALK TO HSU

- Available Now -

This is a very large bright double room in a family home, furnished with a double bed, bedside cabinets, dressing table and chest of drawers available now!

The rent is £700 per calendar month including all bills & WIFI etc. The Deposit is £350 – both deposit & rent to be paid in advance.

The property is located on Browning Avenue which is 10 minutes walk to the local shops, 5 minutes to Southbourne cliff tops & 7 minutes walk to the University College.

There are 2 shower rooms one on the same floor as the room and the second next to the kitchen/diner on the ground floor.

There is a fully equipped kitchen shared with the family, with washing machine and drier facilities.

The garden is large and to the rear of the property just off the kitchen

You must like dogs as the owners have 2 schnauzers & a Chinese crested comes to work there everyday and they will all come to meet you

There is plenty of street parking for car owners.



Large Double bedroom

£700 per month  
including bills & Wi-Fi

Close to the HSU and  
local shops

-Contact-

Fiona Stevenson

wendylovet@gmail.com

07500 339 393







# LEMUR LODGE HOTEL

35 SEA ROAD,  
BOURNEMOUTH,  
BH5 1DJ

## 18 MIN WALK TO HSU

> Available immediately – from 1 to 90 nights <

### Location:

Lemur Lodge is approximately an 18 minute walk to the Parkwood Campus - the quickest route would take you past the supermarket, Boots, Primark etc., The convenience store diagonally across from the hotel is open until 11pm every night.

### Rooms:

We have a selection of double or twin rooms, all with ensembles. The beds are made ready for your arrival with towels etc supplied. All the rooms have smart TVs, kettles, tea, coffee, sugar and long life milk - a small fridge can be provided on request.

### Additional Information:

During the winter months, the room prices includes FREE off street parking, fast WIFI and Netflix.

Please note there is a cleaning fee of £35.00 added to each stay.

Please do not hesitate in contacting us either by phone 07500 339 393 or email [lemurlodge@gmail.com](mailto:lemurlodge@gmail.com) to check prices or availability.

Double and twin  
rooms, all ensuite

Prices between £700-  
£800 per calendar  
month

4.5-star rating –  
Booking.com

-Contact-

Fiona Stephenson

[lemurlodge@gmail.com](mailto:lemurlodge@gmail.com)

07500 339 393









# 8 CRICHEL ROAD, BOURNEMOUTH, BH9 1JG

**AVAILABLE FROM AUGUST 2024**

A Great detached house for students in the Winton area.

Excellent responsive landlord can be contacted directly on 07490735442.

There are no hidden fees.

6 double bedrooms, with a hand wash basin in each room

2 bathrooms

1 separate toilet

1 utility room

1 large garden

The monthly rent is £3,420.

In addition, the cost of the utility bills is £100 per month, per student.

2 out of 6 Double bedrooms available for single occupancy

Rent is £3,420 per month

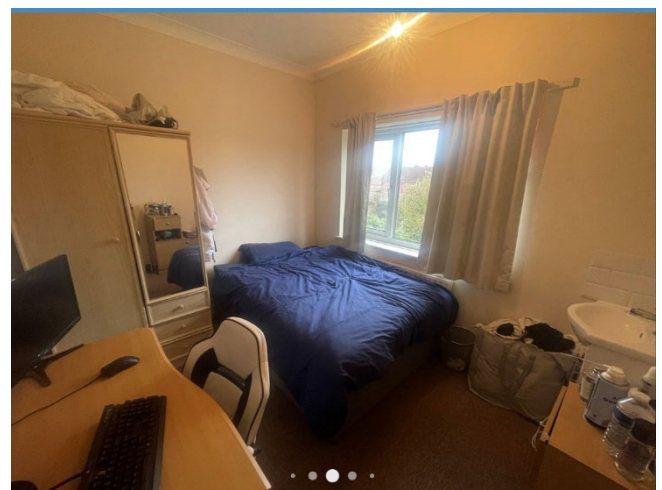
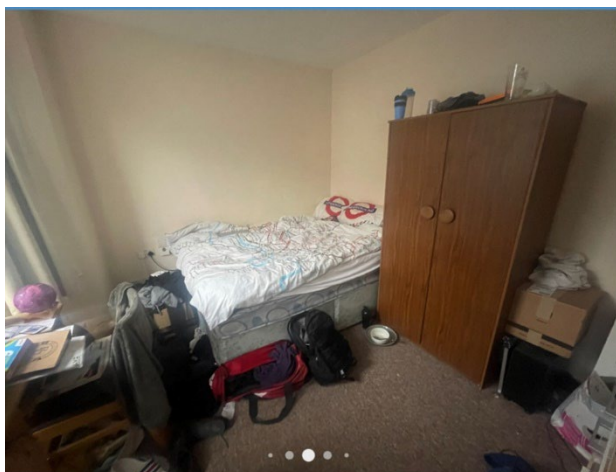
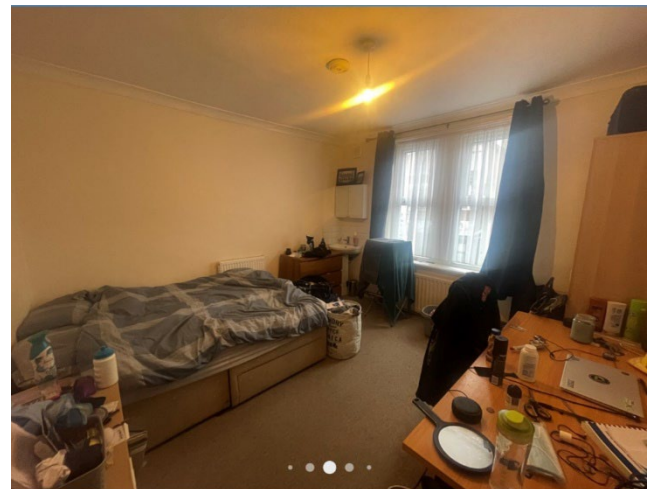
Close to the local shops

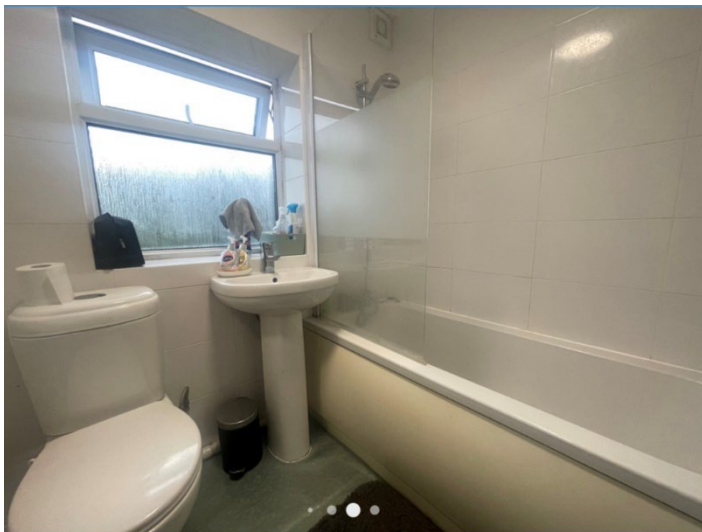
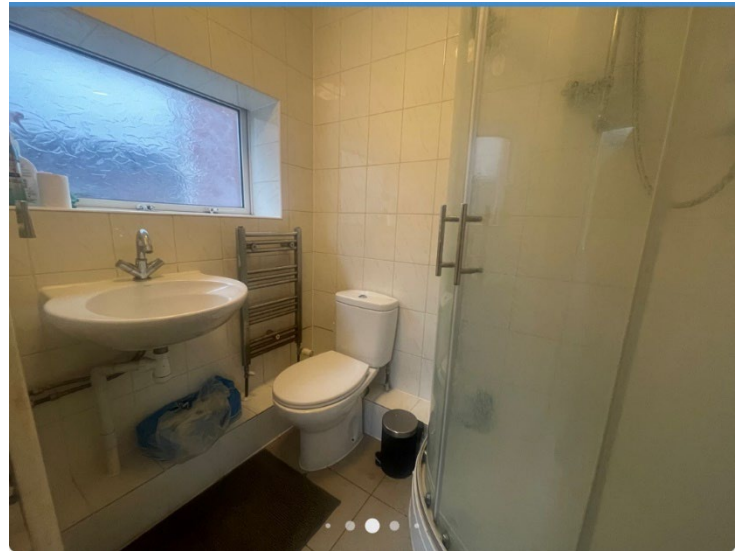
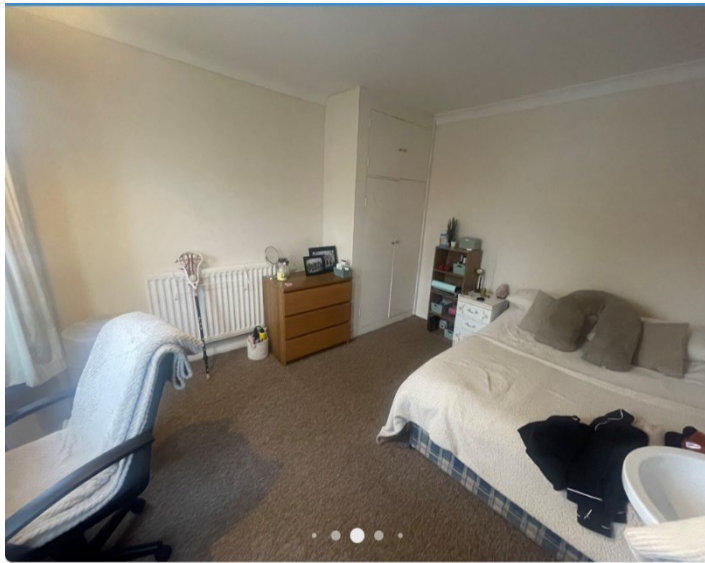
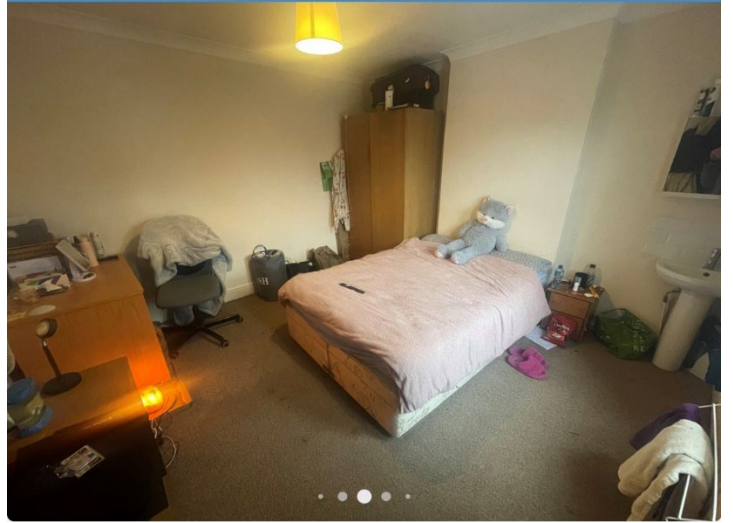
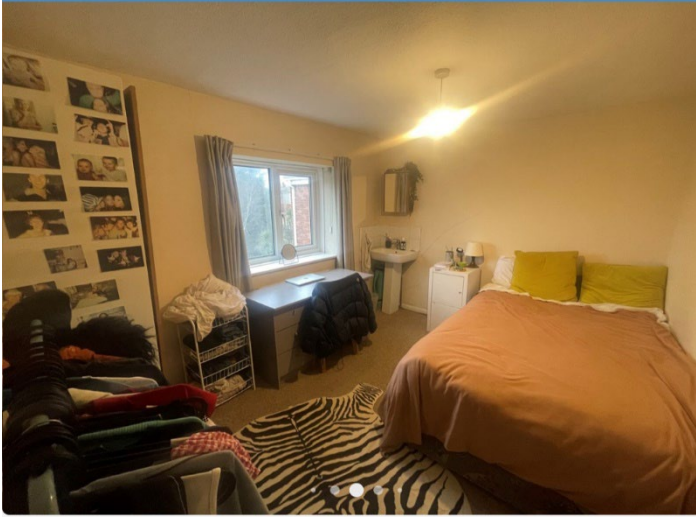
-Contact-

Thierry Igla

thieryigla226@gmail.com

07490735442







# 3 HARVEY ROAD

## OPPOSITE MAIN GATES OF HSU UC

Available 1<sup>st</sup> September 2024 – Early entry possible

- All rooms single occupancy
  - Sharing with other HSU students
  - Fully Furnished with Bed, Wardrobe, Chest of Drawers, Desk and Chair, Sofa Or Armchair
  - Kitchen is fully equipped with washer/dryer/all utensils/crockery/pot/pans, microwave etc.
  - Large Detached house with Dining Kitchen, garden, En suite Room, and additional WC • Gas Central Heating, Double Glazing
  - Not Joint and Several and you would only be responsible for your own room rent. All bills in Landlord's name
- Rent is £135 per week for single £150 per week for a double and £175 per week for an En-suite including bills (fair usage policy applies) for a 50 week contract (which can be extended)



6-Bedroom house

—  
-Availability-  
2x En-suite rooms  
1x Double room  
1x Single room

—  
All bills included (subject  
to fair usage policy)

—  
Opposite the main  
gates of HSU UC

—  
Close to local shops  
and bus route

Contact Elaine Crawford

-Phone-

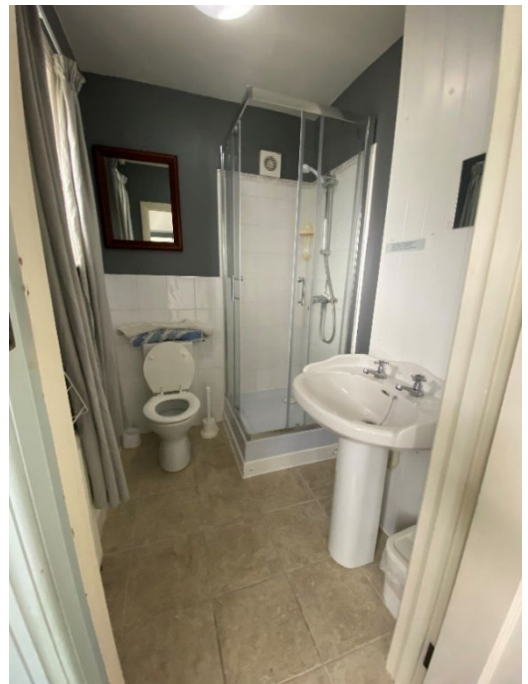
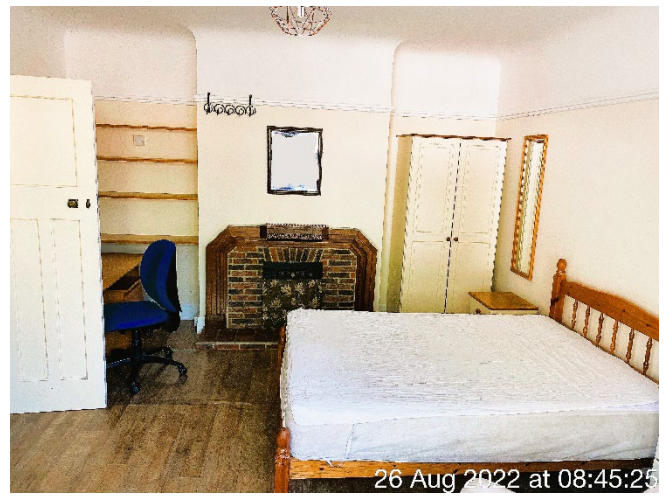
WhatsApp / Mobile +44 (0)  
7794349846

Landline +44 (0)1561320331

-email-

eliacrawford@btinternet.com









# 7 LYTTON ROAD, BOURMEMOUTH, BH1 4SH

**AVAILABLE FROM 24/07/24**

## Description:

A stunning shared house superbly positioned in the prime student area of Bournemouth. The property has a welcoming entrance hall with downstairs cloakroom and stairs leading to the first and second floor. The ground floor comprises of a generous communal lounge, the first of spacious bedrooms and stylish fitted kitchen providing access to the rear of the property. The first and second floor comprises modern fitted communal bathroom along with a second shower and a further five large bedrooms.

This property is ideally placed next to the Mainline Train Station, Asda Superstore and the vibrant centre of Bournemouth offering a range of shops, bars and restaurants. You are also a short walk from Lansdowne University, the seafront and a short bus journey into Talbot Campus.

## Overview:

- 6 Bedroom House with garden
- All double bedrooms, with a basin in each room
- bathroom, plus shower room, plus separate toilet
- On bus route to HSU
- 40 mins walk to HSU

The contract is 11.5 or 12 months from 24 July 2024

The price is £2,760 pcm, not including bills

'Fly-through' interactive video of the property:

<https://my.matterport.com/show/?m=3Uvac4rdR6Y>

6x double bedrooms

Rent - £2,760 pcm

Close to local shops

-Contact-

Rebecca Mazloum

rebeccamazloum@yahoo.com

07405814467











# 23 CHESSEL AVENUE, SOUTHBOURNE BOURMEMOUTH, BH5 1LQ

**AVAILABLE FROM 1<sup>ST</sup> MARCH 2024**

- 10 mins walking distance to HSU, 5 mins walk to Boscombe high street.
- Fully furnished property with a shared kitchen and bathroom.
- private garden area included.
- £750 per month with electric bills included, £800 per month with all bills included.
- If the student is wishing to rent as a couple, please allow £100 more per month for the monthly rent.
- One month rent required per student per calendar month.

Contact:

Rebecca 07889002220,  
[rebecca@zhangpropertyinvestment.co.uk](mailto:rebecca@zhangpropertyinvestment.co.uk)

3 Bedroom property

£800 per month  
including all bills

10- minute walk to HSU

-Contact-

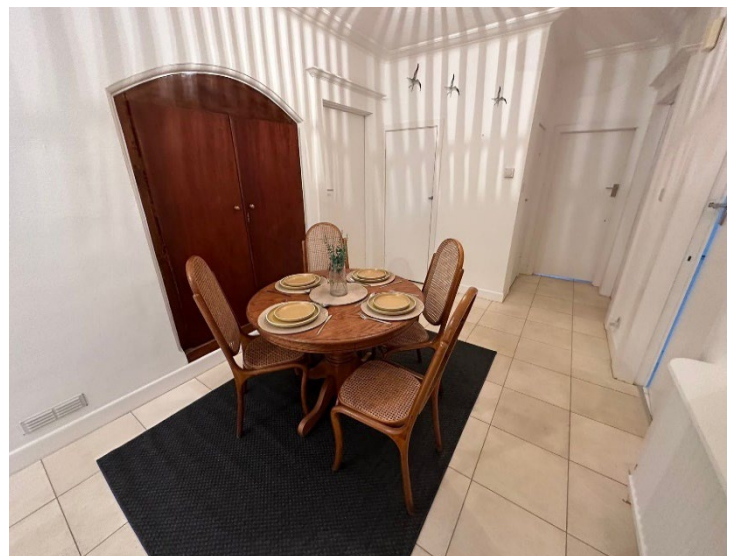
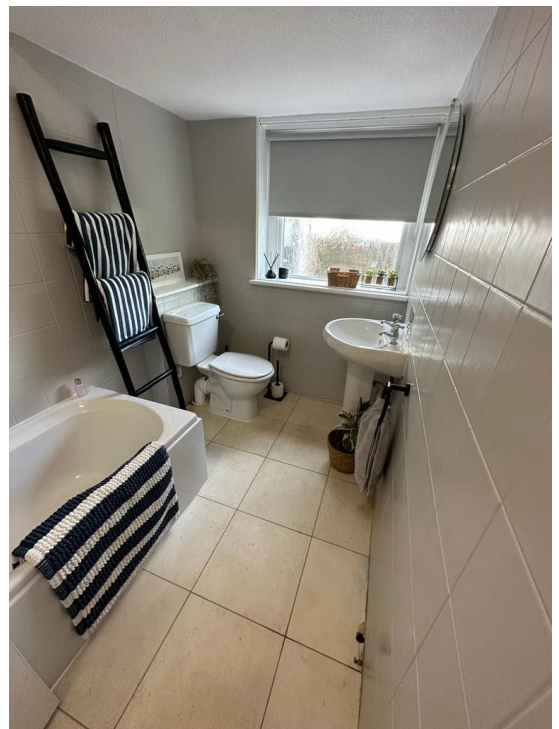
Rebecca

Rebecca@zhangpropertyin  
vestment.co.uk

07889002220











# 24 QUEENSLAND ROAD, BOURNEMOUTH, BH5 2AB

**AVAILABLE FROM 4<sup>TH</sup> JULY 2024**

- 6 double bedrooms all fully furnished including a desk and sink in each room.
- Lounge
- Private rear garden
- Off road parking for up to 3 vehicles
- Fully fitted kitchen with appliances and table & chairs
- Available 4<sup>th</sup> July 2024
- £3330 PCM
- 2 minute walk to HSU

6 Double Bedrooms

£3330 pcm  
Bills not included

Fully furnished

2 Minute walk to HSU

- Contact -

Clair Arnold

T. 01202 433554

M. 07583 433584

W. [www.elitelettings.co](http://www.elitelettings.co)









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21.19571° N, 72.8084° E



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21.19571° N, 72.8084° E







# 16 SOUTHERN ROAD (1<sup>ST</sup> LISTING)

## 10 MIN WALK TO HSU

-Available from September 2024-

- This large double bedroom is available for a single person.
- Quiet tree lined residential street 10 minutes walk from HSU.
- Beach/cliff top at one end of the street and Southbourne Grove with shops, mini markets, bars, restaurants, bus routes etc at the other end.
- 11 minutes walk from Pokesdown Station
- Large room with double bed, chest of drawers, wardrobe, desk, desk chair, sofa, coffee table.
- The room is on the top floor of a large Edwardian house and a toilet/shower room is next door (shared with only 1 other person).
- Live in with a family of four (married couple with two boys) a cat and dog (both very friendly) who have bedrooms and bathroom on the floor below, so you have privacy.
- Shared fully equipped kitchen, living room, tv room, garden, bike storage, utility space with washing machine and drying machine.
- All bills included, with council tax and Wi-Fi.
- Available from September 2024
  - £695 pcm – all bills included

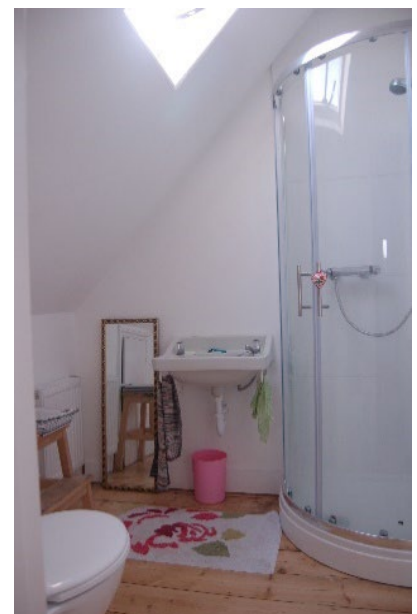
Double room

£695 pcm – bills included

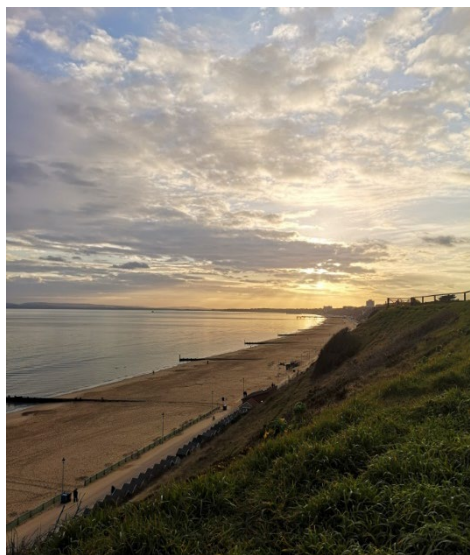
Close to shops

Live with landlord

Contact: Georgia Blume  
georgiablume@outlook.com









# 16 SOUTHERN ROAD (2<sup>ND</sup> LISTING)

**10 MIN WALK TO HSU**

**-Available from September 2024-**

-Self contained studio in a large Edwardian house 10 minutes from HSU.

-Room is carpeted and offers a comfortable new double bed, chest of drawers, small table, kitchenette, toilet/shower room.

-Large window looking straight onto garden, with curtains.

-Shared use of utility space with washing machine and drying machine

-One end of the street is the clifftop and beach with panoramic views, the other end is Southbourne Grove with mini markets, shops, cafes, restaurants, bus links.

-11 minute walk to Pokesdown Station

-Quiet studio accommodation

-All bills included with council tax and WiFi.

£695pcm

Self-contained studio

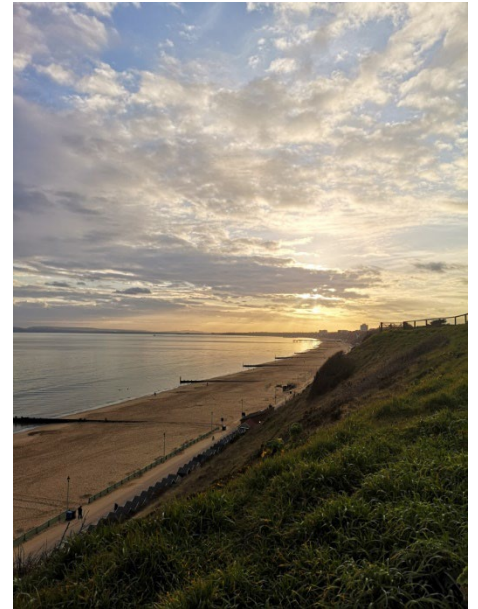
£695 pcm – bills included

Close to shops and the beach

Contact: Georgia Blume  
georgiablume@outlook.com







# 74 PARKWOOD ROAD, BOURNEMOUTH, BH5 2BL

6 MIN WALK TO HSU

Large three double bedrooms, lounge dining room kitchen and bathroom partially furnished first floor flat.

It is suitable for three students to share for £1,300 per calendar month exclusive of bills.

Students can view and discuss furnishings as required.

The building has a ground floor flat which the landlord lives in, and a first floor.

This flat for renting has three large double bedrooms, a lounge, dining room, kitchen and bathroom.

It's has been recently decorated and new carpets.

There is also one parking space.

Deposit is £1,500 (£500 per student)

3 Large Double  
Bedrooms

£1,300 pcm, bills and  
wifi not included

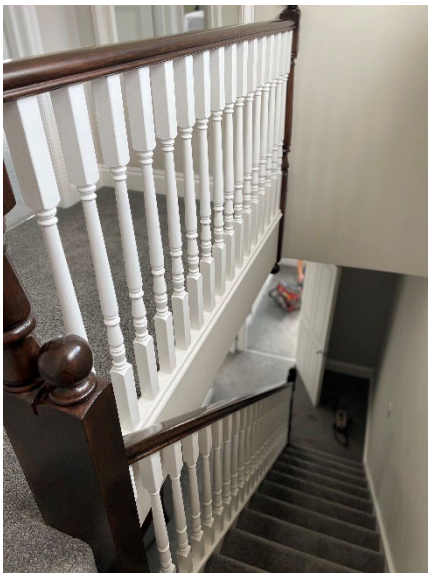
6 min walk to HSU

Close to local shops  
and bus route

Contact Susan Levey  
07870 578434  
susie\_levey@yahoo.co.uk







# 305 BELLE VUE ROAD,

# BOURNEMOUTH, BH6 3BB

## AVAILABLE FROM 6<sup>TH</sup> SEPTEMBER 2024

Immaculate small double room available in a friendly, part time, family home. The room has a brand new small double bed and large wardrobe.

The property is home to 2 teenagers (17 & 14) and a small dog, and we live in a lovely location right next to the river and a short walk to both Christchurch and Southbourne.

There is a fully equipped kitchen shared with the family and laundry facilities. The house is conveniently placed for 2 bus routes, supermarket, cafes and scooters and bikes to rent - all of which are just outside the door. The train station is a 15-minute walk away and the college is 1.7 miles away and easy to get to.

The house is a fully detached property with two bathrooms and a large lounge/kitchen-diner rooms plus a lovely sunny garden. The rent is £575 per month and includes all bills and wifi. Deposit required would be £300.

The room is available from the 6th September but is available to view anytime in the summer. Please contact Alex 07595940002 - 305 Belle Vue Road, Bournemouth, BH6 3BB

Double bedroom for  
single occupancy

£575 per month  
including bills and wifi

Convenient with local  
bus routes

-Contact-

Alex Jones  
alexjenjones@gmail.com  
07595940002







# 5 MERRIVALE AVENUE

## 20 MIN WALK TO HSU

-Available from – 11<sup>th</sup> September 2024-

### Spacious Double Room with Private Entrance in Shared House

This inviting room offers comfort and convenience in a shared house environment.

Located in Southbourne and within easy walking distance to HSU, the beach, Christchurch and Boscombe town centres, and Tuckton river, it's perfectly situated for both study and leisure.

- Large double room with its own entrance
- Bills, Wi-Fi and Sky TV included
- Shared bathroom and kitchen facilities
- Monthly rent: £600
- Tenancy period: 9 months
- Deposit: £300 (refundable at the end of tenancy, subject to no damages)
- No smoking/vaping
- No pets allowed
- Friend visits limited to a maximum of twice per week
- Own bedding must be used but lift to visit shops to purchase can be arranged if necessary
- Shared living space to be kept tidy/clean.
- New mattress, wardrobe, table/desk are on order. (not shown in photos)

#### Other living companions:

The house is shared with two people, one of whom is a 19-year-old student mostly away at university.

The other person is the house owner who shares her time between this property and another.

Within the property grounds lives another Chiropractic College (international) student.

All house members are quiet and understanding of the study time needed to pass this course.

Please contact me to arrange a viewing or for more information in this well-connected and comfortable space.

Contact:

Kathy 07963 520108



Double bedroom

£600 pcm – bills included

Deposit – £300

Quiet location

Contact: Katherine White

Katherine.white4@live.co.uk  
07963520108







# 18 QUEENSLAND ROAD BH5 2AB

**2 MIN WALK TO HSU**

- Available from September 2024 -

- 3 Rooms available for single occupancy
- 1 x Ensuite double. 2 x Large Double's
- 2-minute walk from HSU. Queensland Road BH5 2AB
- From £600 PCM including bills
- Available Sept 2024
- Individual tenancy agreements – you are only responsible for your rent.
- House is a licensed HMO, so it complies with all the relevant safety and amenity standards.
- Close to the Beach, Shops, Cafes, Restaurants etc.
- Buses & Trains – Pokesdown Station is local for public transport.
- Off street parking + unrestricted on street parking.
- Secure bicycle storage space
- All rooms have double beds, wash basins, wardrobes, draws, desk / table & wired internet access.
- Landlord live next door, so on hand quickly if required.
- For more information please contact Liz Okoye  
lizaokoye@outlook.com or 07842 183694

2x Double bedrooms &  
1x Ensuite double for  
single occupancy

£600 per month  
including bills

Close to local shops

-Contact-

Liz Okoye

[lizaokoye@outlook.com](mailto:lizaokoye@outlook.com)

07842183694





29 WESTFIELD ROAD,

BOURNEMOUTH,  
BH6 3AR

**AVAILABLE FROM 1<sup>ST</sup> SEPTEMBER 2024**

A double room with single bed, wardrobe, table and chairs and Fridge.

TV available with wi-fi.

The room is in a detached house, 10 minutes from Southbourne beach,

5 minutes from the shops in Tuckton, and situated between Southbourne and Christchurch, a 20-minute walk to either.

Christchurch also has a train station, and the house is close to bus stations going to Christchurch, Southbourne and Bournemouth.

The room is available from the 1st September.

The rent is £620 per month including bills.

Deposit is equivalent to one months' rent.

Double bedroom with  
single bed

£620 per month  
including bills and wi-fi

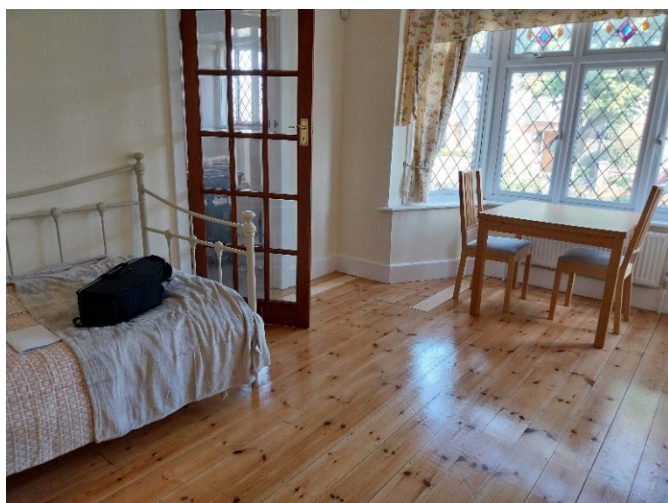
Close to the local shops

-Contact-

Diane Simpson

diane.simpson4@ntlworld.com

07734423795



# 5 WICKHAM ROAD BH7 6JX

## 3 MIN WALK TO HSU

**5 Wickham Road** is a large semi-detached house with 5 bedrooms, dating back to Victorian times. It has been **modernised to meet HMO requirements**, but some period features remain. It has been home to many AECC / HSU students over several years.

The kitchen is fully equipped, as is the utility room. All you will need to bring along is a duvet, pillow and bed linen.

### Full time students only

- 12-month contract
- Fully HMO registered

### Currently available:

- **ROOM 3 - £460pm (+ £10 energy supplement\*\* = £470pm)**  
- Medium Double - 1st Floor
- **ROOM 5 - £460pm (+ £10 energy supplement\*\* = £470pm)**  
- Medium Double - King Size Bed – Attic

**Both rooms are spacious, and locked, all with Wash basins**

### Convenient and really close to everything

- 3 mins walk from HSU University
- 15 mins walk from the beach
- 2 mins walk to or from the bus
- 3 mins walk to or from the railway station

### Includes:

- All utility bills, including TV Licence (and no Agent letting fees or Council Tax\*\*)
- Fast Virgin wireless broadband
- Washing machine and separate tumble dryer
- Dishwasher
- Individual fridge freezer for each resident
- TV point in each room
- lounge
- Kitchen/diner
- Utility room
- Shower room
- Wet room
- Patio garden
- On road parking, plus restricted entry/limited space off road parking to rear
- Cycle shed

5 bedrooms –  
2 available

Rent - £470pm including  
bills and Wi-Fi

Close to local shops  
and bus route

Contact Hermine Briffa

07704167085

herminebriffa@gmail.com



**DUTIES** - clean own room, clean up after yourself promptly in common areas, plus share with other student residents a rota cleaning and tidying of the common areas (5 housemates in total)

At end of tenancy ensure own room is clean & tidy, ready for the next tenant

share with other student residents every August in handing over the common areas in a clean and tidy state ready for the new academic year.



# 34 HARCOURT ROAD, BOURNEMOUTH, BH5 2JQ AVAILABLE NOW

- **34 Harcourt road BH5 2JQ** is a 7 bedroom detached Victorian house, conveniently located within 5 minutes walk from the HSU.
- Large, light spacious double rooms, fully furnished, rear garden and purpose built bike shed.
- Communal kitchen, 2 recently refurbished bathrooms and one room with an ensuite toilet and sink.
- £480 pcm plus bills shared with other tenants (deposit - 1 month's rent).
- Shops and train station within 5 minutes walk, beach 10 minutes walk.
- Please contact - Pontus Karlberg 07815 570521 or email [karlbergpontus@hotmail.com](mailto:karlbergpontus@hotmail.com)

Double bedroom for  
single occupancy

£480 per month  
including bills

£480 deposit

Close to HSU (5 minutes'  
walk)

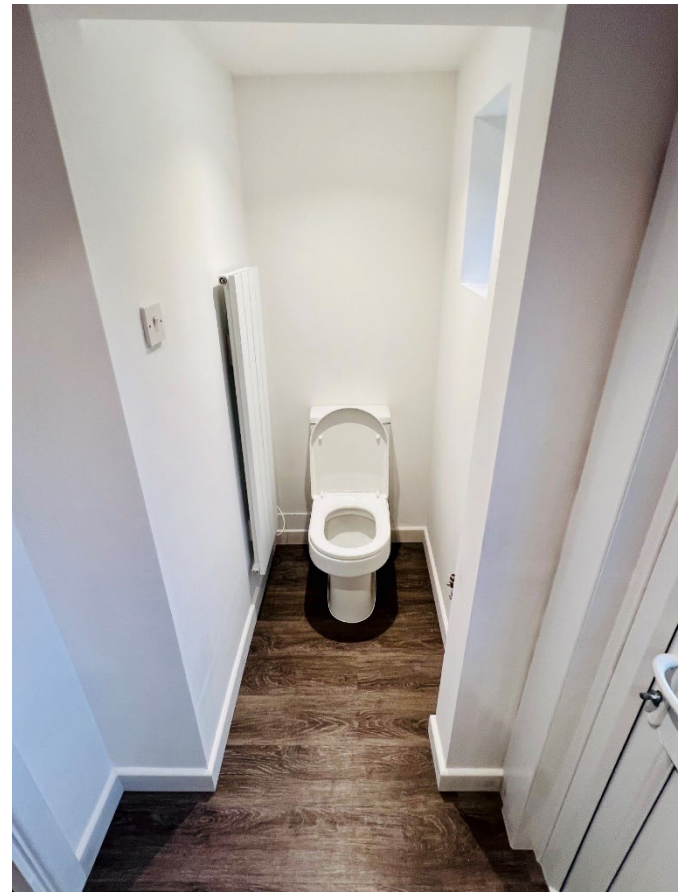
-Contact-

Pontus Karlberg

07815 570521  
[Karlbergpontus@hotmail.com](mailto:Karlbergpontus@hotmail.com)













# 27 SOUTHERN ROAD BOURNEMOUTH, BH6 3SR

## AVAILABLE FROM THE END OF AUGUST 2024

A double bedroom, currently available in a refurbished postgraduate / student house share.

The furniture that's included in the room consist of:

- small double bed
- desk wardrobe
- bedside table

The house has 9 bedrooms, and there are currently 8 HSU students booked in for next year. The house has a large modern kitchen diner lounge with a second living room on the first floor.

There is also a roof terrace, a back garden and barbecue area.

Room price - £630 rent per month

Deposit required - £630

The bills and high-speed broadband are included in this price.

The property is well located, with the beach a minute's walk to the bottom of the road and a large selection of shops, restaurants and cafes just a two-minute stroll away.

It's a short walk to HSU, close to Seaborne Road and Pokesdown train station, plus it's handy for main bus routes. There is off road parking for two cars, and plenty of on road parking near the property.

Gas, water, electricity, broadband and TV licence included.

Double Bedroom

£630 rent pcm

£630 deposit

Short walk to HSU

Close to the beach,  
local shops and bus  
route

Contact

Joanna Galvin  
Jorental82@gmail.com







# 9 COVENA ROAD,

## BOURNEMOUTH, BH6 5LN

### AVAILABLE FROM 20/08/2024

This is a relatively quiet family home, occupied by mother and post graduate son who is 25 years old, daughter is still away at uni. We have two pets- a dog and a cat.

Date from which the property is available from :  
1/09/2024

Info regarding location: Nice residential area close to Iford playing fields and tennis courts. 5 minute walk to bus stop and co-op. Easy walk to Tuckton and a 20 minute walk to beach. Can either walk or bus to HSU, 30 minutes.

Rooms: Delightful 2 bedrooms to Let:

Bedroom 1 is a large room on ground floor, consisting of a single bed, comfortable couch, hanging rail, drawer cupboard, tv, table and chair, shutters and curtains.

Bedroom 2 on the top floor, queen sized bed with private en-suite shower and toilet, tv, table, chair.

Facilities: Bed linen provided if requested. Shared toilet on ground floor. Shared bathroom shower and toilet on the middle floor and a spacious garden. Shared kitchen, one laundry wash included per week (though Tuckton has a launderette if preferred).

Rent: bedroom 1, £150 per week (paid weekly). Bedroom 2, £175 per week (paid weekly). All bills and utilities and broadband included.

Deposit: £250 deposit held and returned on leaving date.

Name: Maria Troman

Main contact: 07779879056

Contactable on whatsapp also

Email: [mariatroman@yahoo.co.uk](mailto:mariatroman@yahoo.co.uk)

Two bedrooms  
available

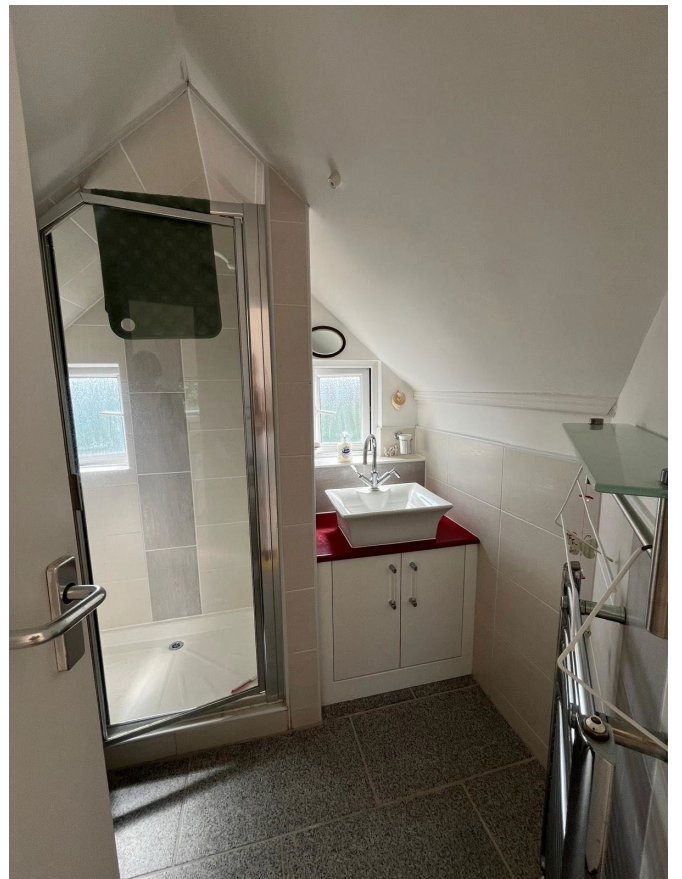
Bed 1: £150 per week  
Bed 2: £175 per week  
including bills

Close to the local shops

-Contact-

Maria Troman  
[mariatroman@yahoo.co.uk](mailto:mariatroman@yahoo.co.uk)

07779879056













# 53 LEIGHAM VALE ROAD, SOUTHBOURNE BOURNEMOUTH, BH6 3LR

## AVAILABLE FROM: ROOM 1 - LATE AUGUST ROOM 2 - EARLY SEPTEMBER

- 2 large self-contained en-suite rooms
- Newly decorated throughout with new bathrooms
- Close to University, beach, town & buses
- All utilities & WiFi included

Are you a focused, mature student at HSU who's looking for a quiet, comfortable place to live and study? We have two beautiful, large rooms available, each newly decorated and designed with privacy and peacefulness in mind.

Both rooms are completely self-contained with a private entrance, ensuring you can study or relax without any disturbances. Each room includes a comfortable bed with a new mattress, ample storage, and either a desk or a seating area. The rooms also come with a brand-new ensuite bathroom and a kitchenette equipped with an air fryer, microwave, and all necessary kitchenware.

**Room 1** - Extra-large room: Available from 29th August for £200 per week

**Room 2** - Large room: Available from early September for £180 per week

Located on one of Southbourne's quietest streets, you're just a short walk away from the charming high street, convenient bus routes, the beach, and a 20-minute stroll to HSU. Free parking is also available.

I am a live-in landlord who values a peaceful environment, so I'm seeking tenants who are considerate about noise and focused on their studies. While this isn't a party house, you'll have access to a large garden for relaxation.

The weekly rent includes all bills and WiFi, with a minimum contract of 3 months. A deposit of 4 weeks' rent is required. If you're looking for a quiet, friendly place to call home during your studies, I'd love to show you around.

Viewings welcome – please contact me to arrange a time.  
Non-smokers only please.

Claire 07491 981894

Two rooms available

Room 1 - £200 per week

Room 2 - £180 per week

Short walk to HSU

Close to the beach,  
local shops and bus  
route

Contact

Claire Simmonds  
07491 981894

