

# Accommodation Guide

December 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.

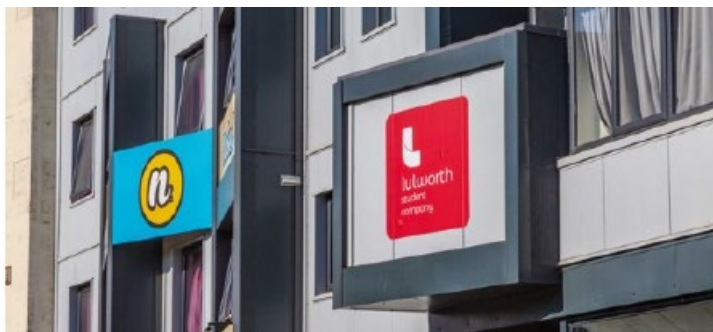
# Lulworth House

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 2025!**

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







## COTTONWOOD HOTEL 81 GROVE ROAD BOURNEMOUTH BH1 3AH

Cliff-top hotel a stone's throw from Bournemouth beach, with panoramic views from the Isle of Purbeck to the Isle of Wight. Bournemouth Train Station and the town centre are within 10 minutes' walk and Health Sciences University campus is a 10-minute drive away.

### Details

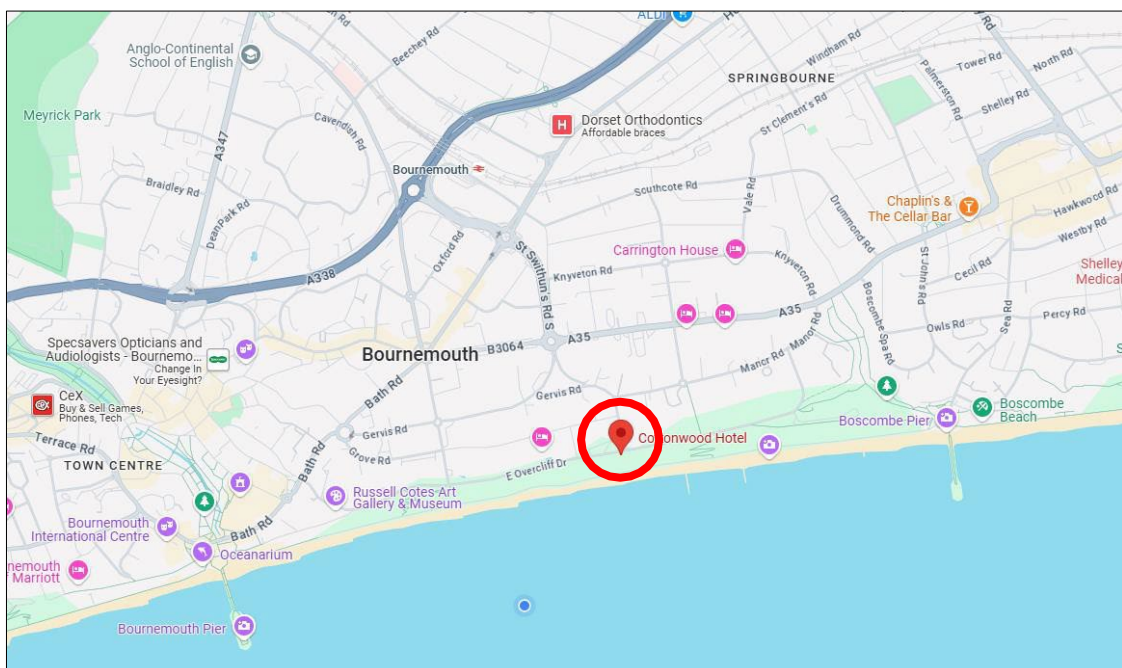
- 28-day bookings
- Single and double rooms available. Couples and single occupants welcome
- All-inclusive booking fee (includes all bills, Wi-Fi, breakfast and parking)
- Prices range from:
  - £650 per 28 days for a single room
  - £825 - £880 per 28 days for a double room with street view
  - £900 - £1,100 per 28 days for a double room with sea view

### Room Facilities

- Modern, furnished bedrooms all with ensuite bathrooms
- Mini fridge, kettle and TV
- Wardrobe and desk
- Bed linen

### Communal Facilities

- Shared kitchen
- Breakfast/dining room and social space
- Extensive gardens
- Onsite parking on a first come, first served basis Location





Contact **Laura Dyson** - 07592 102842 or [laura.dyson@eastcliff.net](mailto:laura.dyson@eastcliff.net)





# 8A PARKWOOD ROAD

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

-Available now-

Room to let in shared flat.

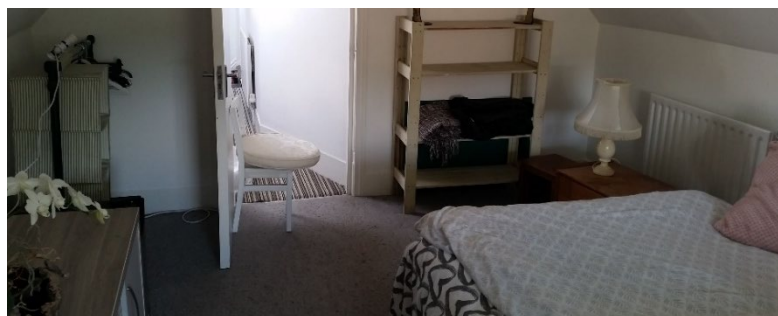
Size - The Room is 3 metres by 4 metres.

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

Text / Whatsapp:  
07480895585

Email:  
caroline.macdonald@yahoo.co.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-

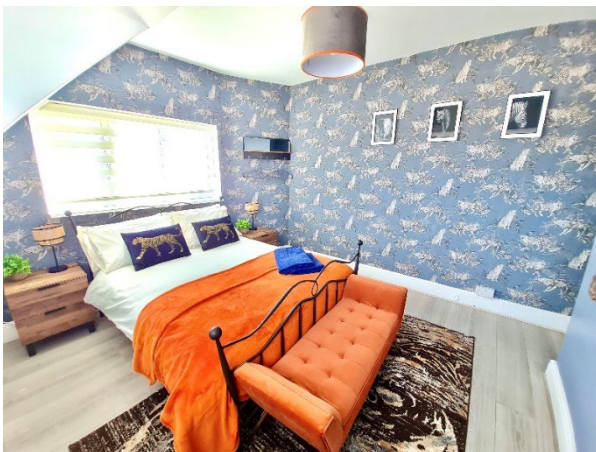
Fiona Stephenson

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

07500 339 393









# 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)















# 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

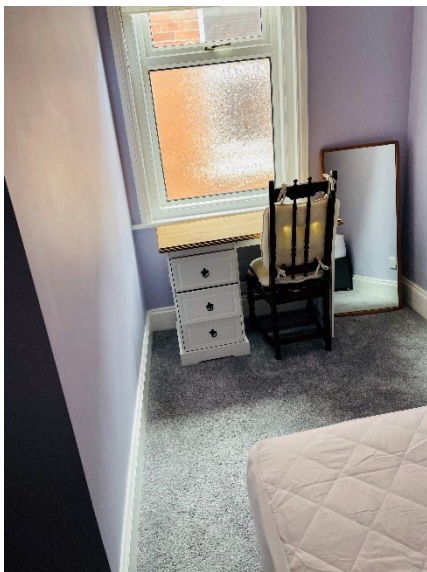
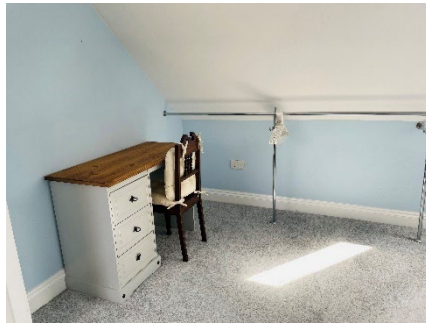
6 min walk to HSU

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









# 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

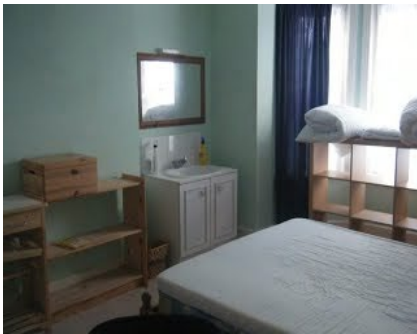
herminebriffa@gmail.com



**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)

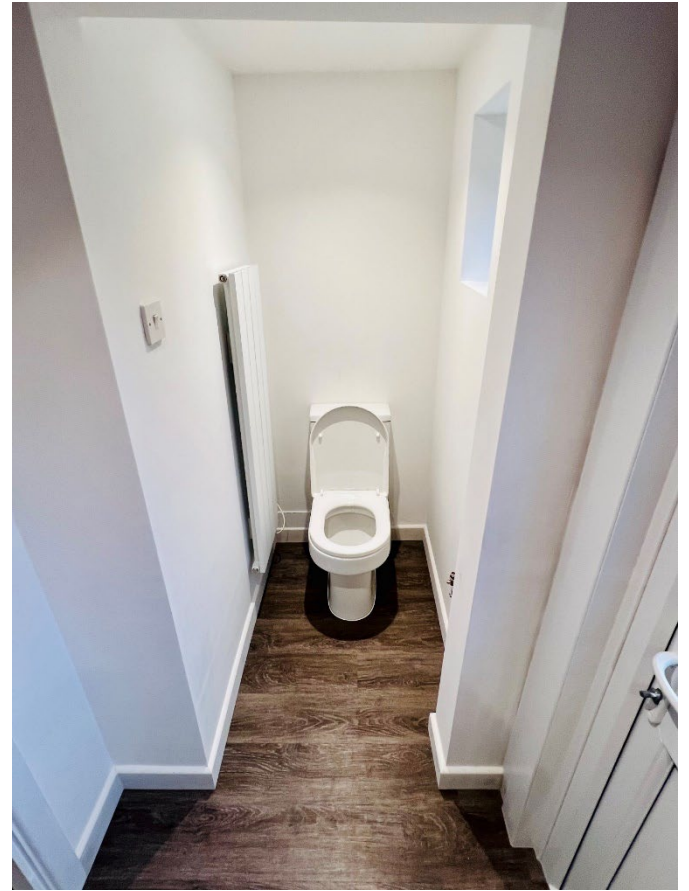
-Contact-

Pontus Karlberg

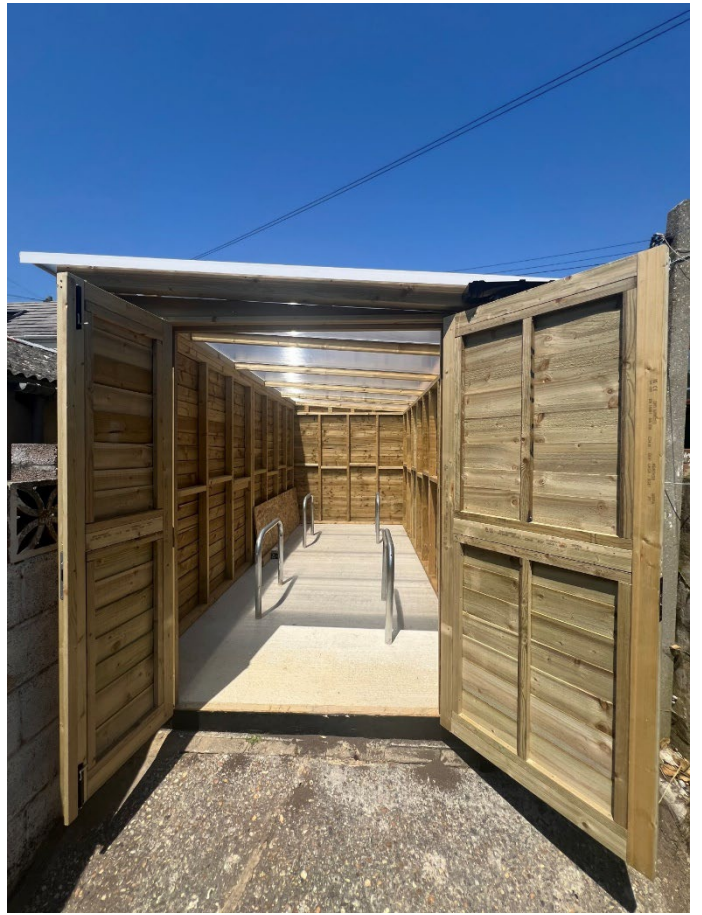
07815 570521  
[Karlbergpontus@hotmail.com](mailto:Karlbergpontus@hotmail.com)











# 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

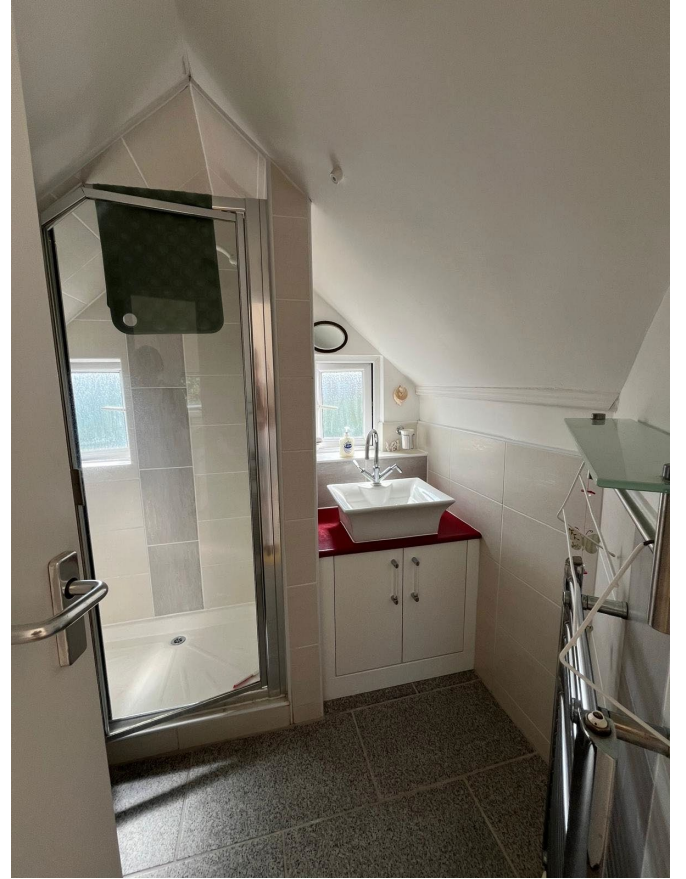
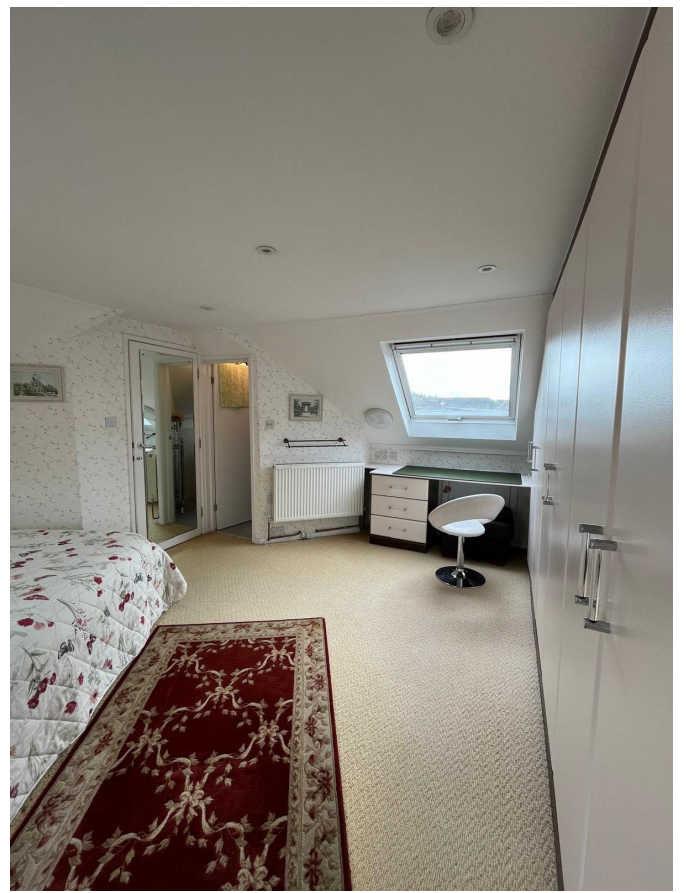
Bed 1: £150 per week  
Bed 2: £175 per week  
including bills

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





# 12 DENMEAD ROAD, IFORD BH6 5QH

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

Distance from HSU: 1.5 miles  
30-minute walk to HSU

Large south facing room on ground floor with bathroom, also on ground floor, in family home in a quiet area.

Bedroom - The room has single bed with the following features:

- bedside cabinet with lamp
- desk/dressing table with office chair
- Lounge swivel chair with coffee table
- fitted wardrobes length of one wall

Bathroom:

- Bath
- Shower
- Washbasin
- Toilet

Kitchen:

- There is a fully equipped kitchen, shared with family
- Laundry facilities
- Fridge/freezer and ample storage space.

Additional provision:

- T.V and WIFI included.
- Off road parking
- Back garden.

There are electric scooters and bikes to rent two minutes' walk away.

A five-minute walk takes you to the river with access for canoeing and paddle boarding, also to a frequent bus service which stops close to the college.

A 10-minute drive takes you to the cliff tops with access to the beach, also local shops, restaurants, coffee shops and bars.

Also, we are a short drive away from a leisure centre, Tesco superstore and Bournemouth hospital.

The rent is £600 per month, with all bills included.

The deposit required is £600.

Viewing available, phone Jan on 07540706826.

E-mail: [grannyjanny16@yahoo.co.uk](mailto:grannyjanny16@yahoo.co.uk)

1 bedroom

£600 pcm, bills included

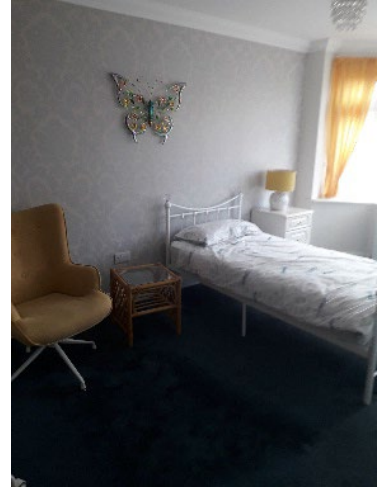
30 min walk to HSU

Close to local shops  
and bus route

Contact Jeanette Maher

07540706826

[grannyjanny16@yahoo.co.uk](mailto:grannyjanny16@yahoo.co.uk)





# 9 PARKWOOD ROAD BOURNEMOUTH, BH5 2BP

**AVAILABLE FROM AUGUST 2025**

**9 Parkwood Road, Bournemouth, BH5 2BP**

£3,250.00 excluding bills

- 1 minute walking distance to HSU, Parkwood Road
- 5 double bedrooms
- 3 Luxury Shower Rooms
- Furnished with double beds, wardrobes and desks
- Communal Living room and Kitchen
- EPC C73
- Bike Storage
- Rear Garden Area with Parking
- Modern throughout
- Landlord has 25 year's experience
- Available August 2025

James Scollard: 07971 405749

[PROPERTY@CLIFFTONS.COM](mailto:PROPERTY@CLIFFTONS.COM)

5x Double Bedrooms

£? rent pcm

£? deposit

Very close to HSU

Modern Furnishings

Contact

James Scollard  
[Property@Clifftons.com](mailto:Property@Clifftons.com)







# 23A KESWICK ROAD , BOURNEMOUTH, BH5 1LP

## AVAILABLE FROM

Lovely fresh , clean big and bright double room with private bathroom and use of garden available from 1st December 2024.

We are a friendly married couple with spare rooms and lots of international student hosting experience across all ages.

The property is located just a seven-minute walk from the HSC University on a quiet tree-lined road and five minutes from Southbourne beach with easy access to all the local shops in SO BO and the gritty charms of Boscombe and the Pokesdown antique dealers.

It takes less than ten minutes to Pokesdown mainline train station with direct lines to London Waterloo and a short taxi ride to Bournemouth airport and AFC Bournemouth football ground, if football is your thing.

The large double room is bright and airy, with a large pin board and plenty of storage and hanging space. There is a desk and chair for University work and a TV if desired. WIFI and Netflix are included. Shared living spaces include a kitchen, diner, and lounge. There is also a small garden with a clothes drying facility. Washing can be done once a week, and /or there is a great and cheap laundry nearby for emergencies.

We do have a small very friendly old dog who spends most of his time asleep so not suitable if you have allergies.

The rent for this very convenient little gem is £625 per month including all (reasonable) bills. (If you spend an hour in the shower twice a day we may need to re-negotiate!) We would request a small deposit of £50 to secure the room and rent to be paid in advance on 1st of every month

If you would like to view the room and/or discuss anything please call WhatsApp Sarah Charles on (+44) 07503495455. You can email me on [Sarah.charles2102@yahoo.co.uk](mailto:Sarah.charles2102@yahoo.co.uk)  
Hope to hear from you soon.

Double Bedroom

£625 rent pcm  
£50 deposit

7-min walk to HSU

Close to local shops  
and train station

### Contact

Sarah Charles  
07503495455  
[Sarah.charles2102@yahoo.co.uk](mailto:Sarah.charles2102@yahoo.co.uk)





# 115 PALMERSTON ROAD, BH1 4HP

**AVAILABLE NOW**

There are currently 2 x double en-suite rooms available in a 5 bed student house. £625 pcm (£144 pw), all bills included. £720 deposit.

- Communal dining room
- Fully fitted kitchen with appliances
- Private rear garden
- Immediate availability
- 20-minute walk, 5 min cycle or short bus ride to HSU
- 5 min walk to shops and local amenities.

2 / Double Bedrooms

£625 pcm including bills  
£720 Deposit

Close to AECC

Contact Sally-Ann:  
Sally@tmjargo.com  
07879625228







# 63 WALPOLE ROAD, BH1 4HB

**AVAILABLE NOW**

There are currently 2 x rooms available in a 7 bed student house. £550 pcm (£126 pw), all bills included. £630 deposit.

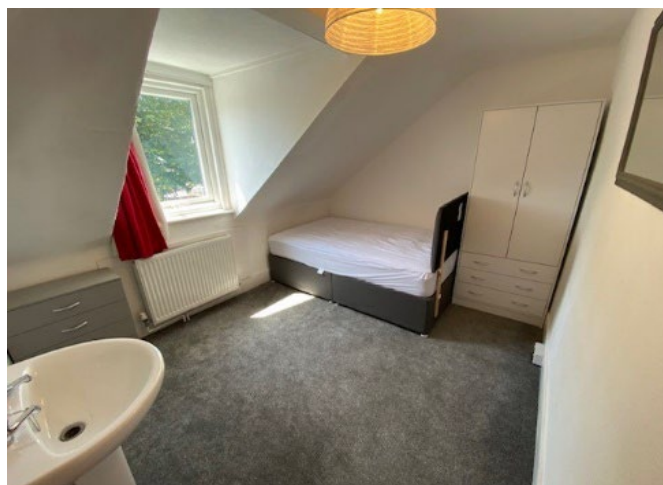
- Communal living room
- Fully fitted kitchen and utility room
- Private rear garden
- Immediate availability
- 20 minute walk, 5 min cycle or short bus ride to HSU
- 5 min walk to shops and local amenities

2 Double Bedrooms  
available

£550 rent pcm  
£630 deposit

50 min cycle to HSU

Contact Sally-Ann:  
Sally@tmjargo.com  
07879625228







# 20 SOUTHWOOD AVENUE BOURNEMOUTH, BH6 3QA

**AVAILABLE NOW**

3-bed property  
5-minute walk to the beach  
5 min walk from Southbourne Grove shops, restaurants and supermarkets  
15 min walk or 5-minute cycle to HSU.

Each Room is furnished with bed, bedside cabinets, wardrobe, Desk, chair and chest of drawers.  
Newly refurbished kitchen and Bathroom.  
Price - £1,700 pcm, Wi-fi & bills included  
Electricity & winter fuel payment to be paid separately

Bike store available.  
Please see below video link for more details.  
[22e703a5-88c3-4dfa-b633-255d92f68b7b.MP4 - Google Drive](https://drive.google.com/file/d/22e703a5-88c3-4dfa-b633-255d92f68b7b/view)

3 Bedrooms

£1,700 pcm with Wi-fi  
and bills included

Short cycle to HSU

Close to HSU, local  
shops and restaurants

Contact

Karen Cooper  
kbcooper@gmail.com  
07970873969

