

Accommodation Guide

August 2025

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**

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

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.

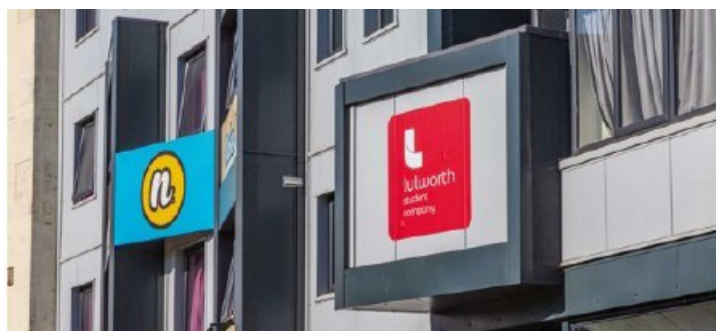
Lulworth House

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.

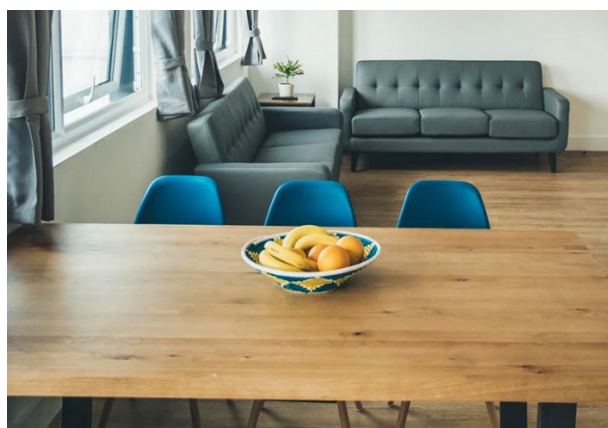
Features & facilities at Lulworth house:

- 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

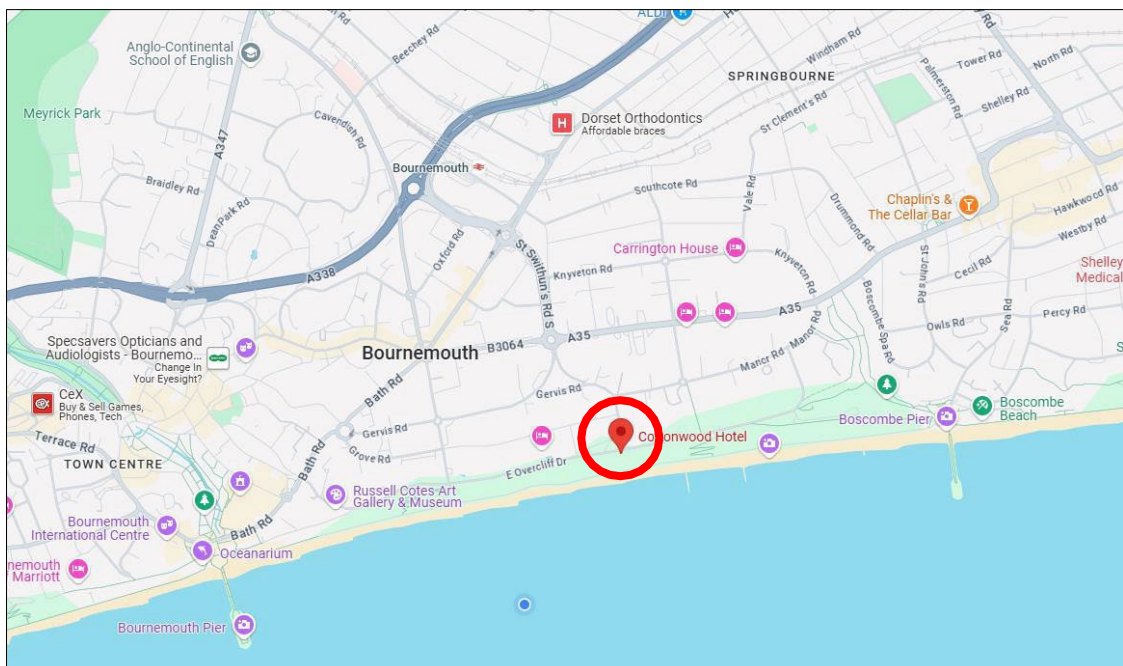
- 28-day bookings
- Single and double rooms available. Couples and single occupants welcome
- All-inclusive booking fee (includes all bills, Wi-Fi, breakfast and parking)
- Prices range from:
 - £650 per 28 days for a single room
 - £825 - £880 per 28 days for a double room with street view
 - £900 -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

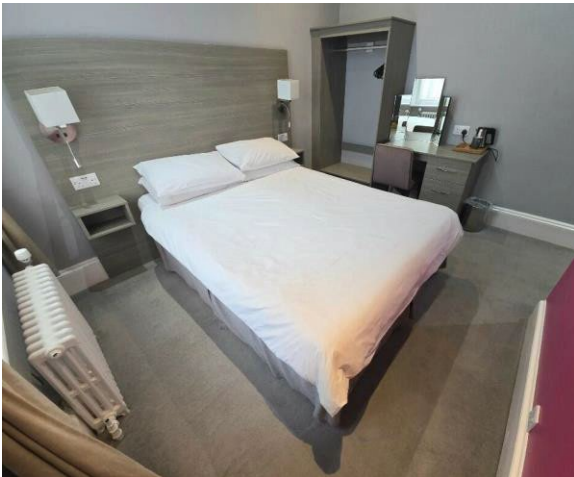
Communal Facilities

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





Contact: **Carla Varvara**
Carla.varvara@meyrickestate.com
01202 318586



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

35 SEA ROAD,

BH5 1DJ

> 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 to check prices or availability.

Double and twin rooms, all ensuite

Prices between £700-£800 per calendar month

4.5-star rating –
Booking.com

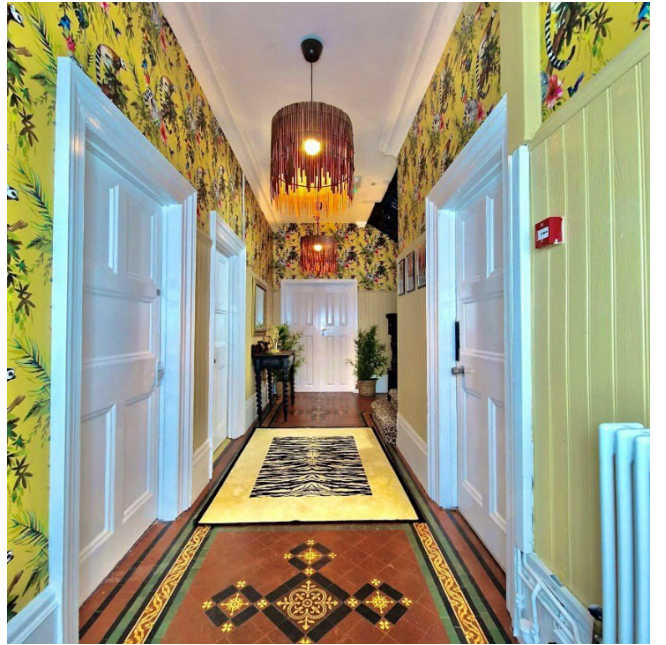
-Contact-

Fiona Stephenson

lemurlodge@gmail.com

07500 339 393





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

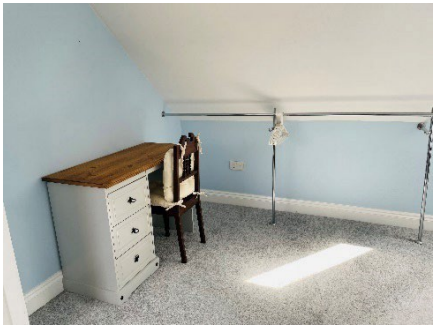
6 min walk to HSU

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 6TH 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

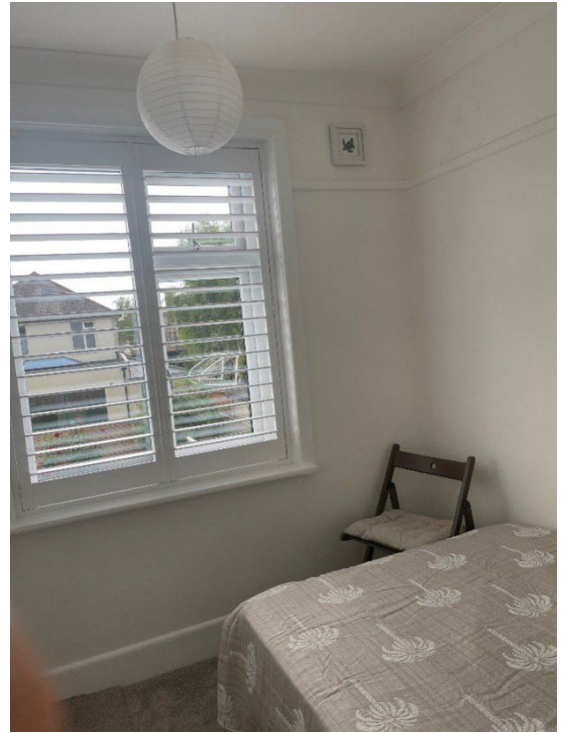
£575 per month
including bills and wifi

Convenient with local
bus routes

-Contact-

Alex Jones
alexjenjones@gmail.com
07595940002





18 QUEENSLAND

BH5 2AB

- Available from September 2025 -

- 2 Large double Rooms for single occupancy.
- Available Sept 2025
- From £610 PCM including all utility & internet bills.
- Friendly 9 Bedroom house HSU students only, 5 shower rooms, 6 toilets, Large kitchen & Living room.
- 2-minute walk to HSU.
- Individual tenancy agreements – you are only responsible for your rent.
- HMO licensed, complies / exceeds all relevant safety and amenity standards.
- All rooms have locks, double beds, wash basins, large wardrobes, drawers, desks & wired internet access.
- Full fibre fast internet
- Kitchen and shower rooms are newly refurbished.
- Regular cleaner for communal areas.
- Off road parking + unrestricted road parking.
- Secure bicycle storage space.
- Landlord lives next door, so on hand quickly if required.
- For more information please contact Liz Okoye
- lizaokoye@outlook.com
- 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

07842183694



29 WESTFIELD ROAD,

BOURNEMOUTH,
BH6 3AR

AVAILABLE FROM 1ST 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

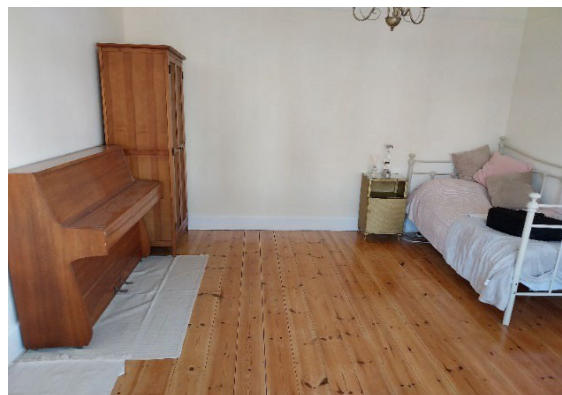
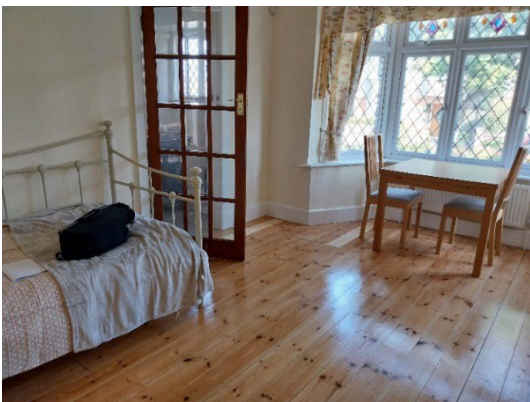
Close to the local shops

-Contact-

Diane Simpson

diane.simpson4@ntlworld.com

07734423795



5 WICKHAM

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

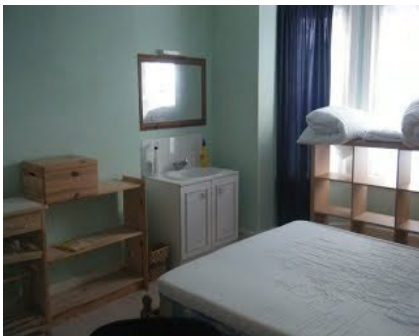
07704167085

herminebriffa@mail.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

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







27 SOUTHERN ROAD

BH6 3SR

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

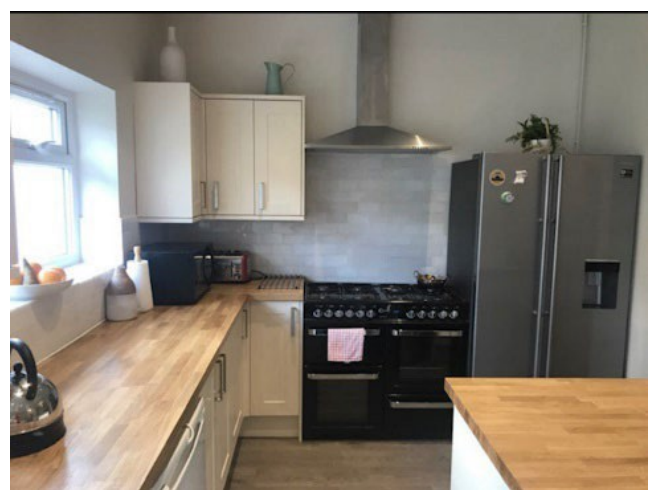
£630 deposit

Short walk to HSU

Close to the beach,
local shops and bus
route

Contact

Joanna Galvin
Jorental82@gmail.com





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

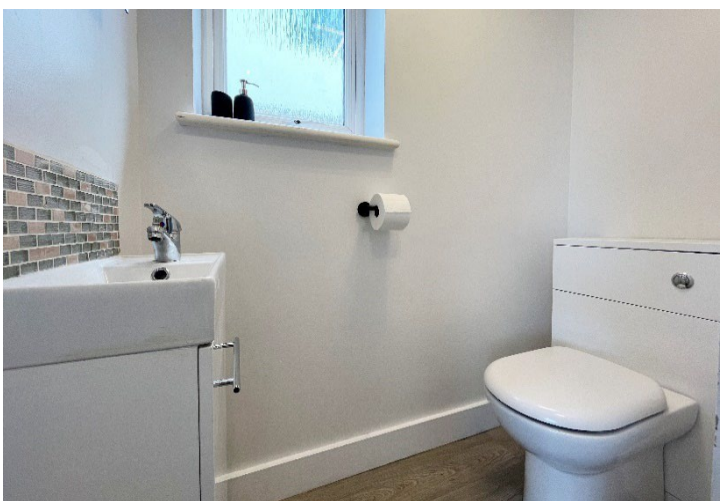
Room 2 - £180 per week

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 1ST 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

1 bedroom

£600 pcm, bills included

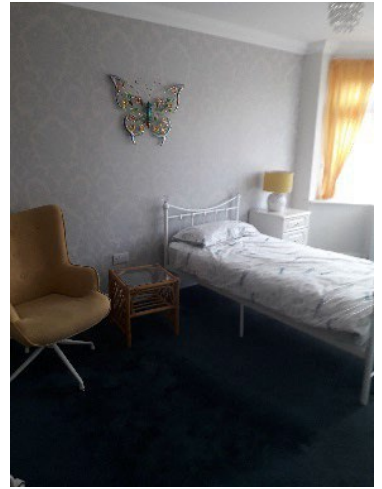
30 min walk to HSU

Close to local shops
and bus route

Contact Jeanette Maher

07540706826

grannyjanny16@yahoo.co.uk



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 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



20 SOUTHWOOD BOURNEMOUTH,

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?usp=sharing)

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



4A ROSEBERY BOURNEMOUTH,

AVAILABLE FROM THE END OF AUGUST

- 3-bedroom flat to let,
- 5 min walking distance to HSU.
- Clean and recently refurbished.
- Kitchen is fully equipped.
- 2 bathrooms (one ensuite room)
- Rent of £1,450 per month + bills
- 1 month of deposit required.

3 Bedroom flat

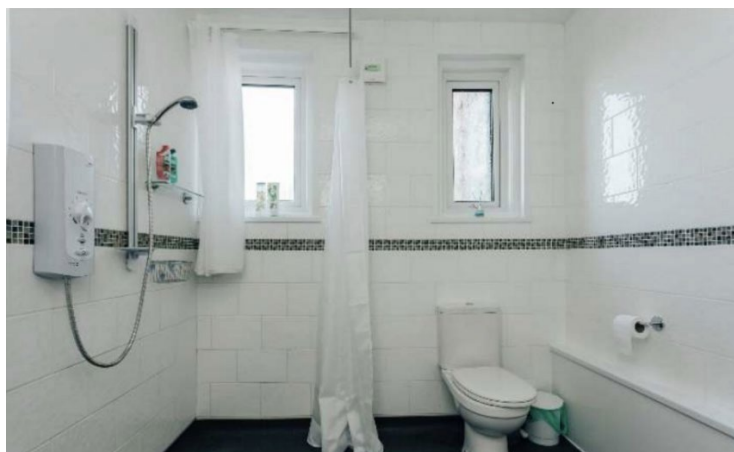
£1,450 rent pcm
Including bills

Short walk to HSU

Close to the beach and
the local shops

Contact

Maria Ragot
ragotmaria@yahoo.co.uk



16 DRUMMOND ROAD, BOURNEMOUTH, BH1 4DS

**AVAILABLE FROM THE END OF
JANUARY 2025**

– Available for a 6-month tenancy or 1.5 year tenancy –

This 6-bed property is situated on a residential street just a few minutes' walk from Boscombe High Street.

HSU is a 20-minute walk away, or a 5-minute drive from the house.

There is one allocated parking space, but on-road parking is offered outside the property and on the surrounding roads. Most of the bedrooms have their own en-suite but at the very least they will have a sink.

All bedrooms will have a bed and clothes storage available and all furniture will be new.

The whole house has been renovated, meaning that its been newly decorated, has new flooring and a brand new kitchen and bathrooms. There is one allocated parking space and no garden available.

The kitchen will have a fridge/freezer, cooking facilities and washing facilities.

£550.00 per room (£3300.00 per month in total). This does not include any bills or broadband. The landlord may be open to a lower offer if 3, 4 or 5 students would like to take the house for 6 months.

The deposit amount needed is equal to 5 weeks rent (£3805.00 at full asking price)

Name and contact details:

Jordan Jones 01202 311888 - jordan@frostandco.net

6 Bedrooms

£3300 pcm

Short drive to HSU

Near Boscombe
high street

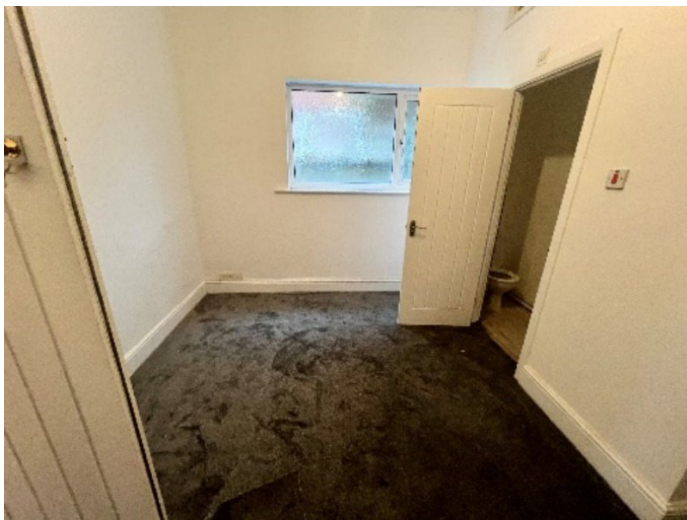
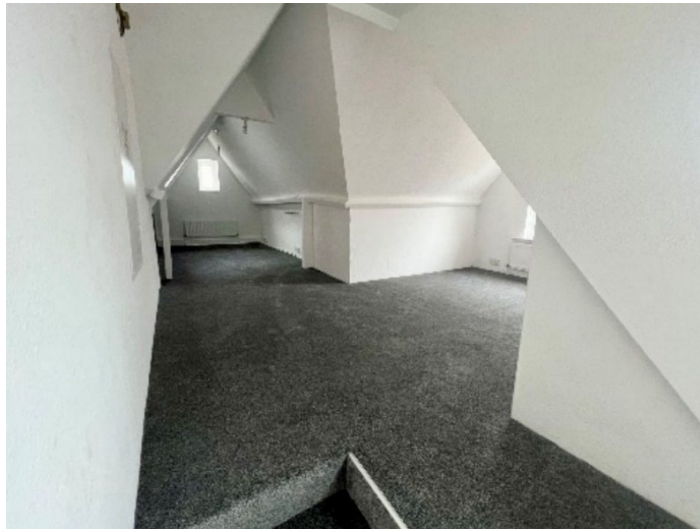
Contact

Jordan Jones

01202 311888

Jordan@frostandco.net







16ST SOUTHERN ROAD

(1ST LISTING)

10 MIN WALK TO HSU

-Available late-May to late Sept 2025-

- This large double bedroom is available for a single person.
- Quiet tree lined residential street 10 minutes' walk from HSU.
- Beach/clifftop 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 over summer from late May to late Sept 2025

- £595 pcm – all bills included



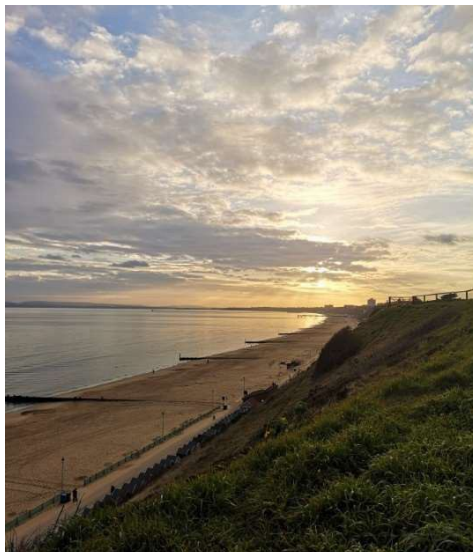
Double room

£595 pcm – bills included

Close to shops

Live with landlord

Contact: Georgia Blume
georgiablume@outlook.com



16 SOUTHERN ROAD (2ND LISTING)

10 MIN WALK TO HSU

-Available from now, or September 2025-

-Double room available in Southern Road for a single person, BH6.

-Quiet tree lined residential street 10 minutes' walk from HSU.

-Beach/clifftop 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 a desk and sofa.

-The room is on the top floor of a large Edwardian house and a toilet/shower room is next door (bathroom shared with one other HSU student only).

-Live in with a family (couple and teenage son, and other HSU student) 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 2025 or earlier

- £695 pcm – all bills included

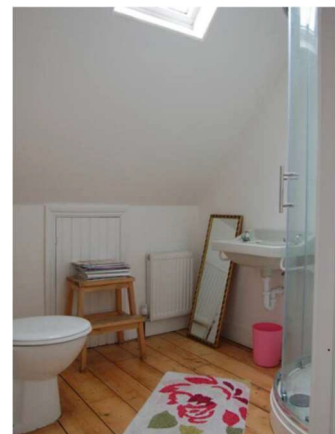
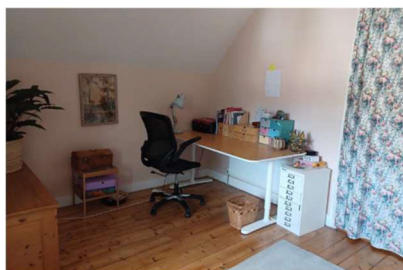
Double room

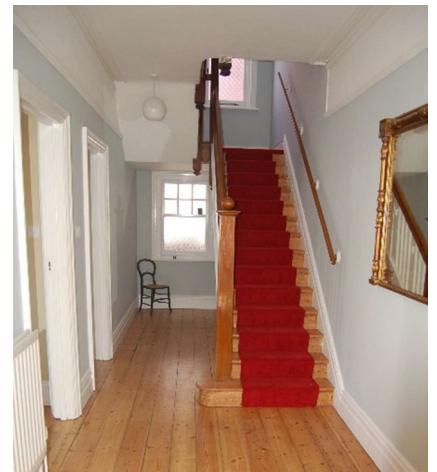
£695 pcm – bills
included

Close to shops

Live with landlord

Contact: Georgia Blume
georgiablume@outlook.com





43 GRAND AVENUE, SOUTHBOURNE

17 MIN WALK TO AECC

Large double en suite bedroom available Sept 25

Key facts: 17 minutes' walk from the college in one of the best roads in Southbourne (Grand Avenue), quiet and leafy. 2 mins walk to the cliff top and 3 mins walk to Southbourne Grove with wide range of shops

Cost: £595 per month, all utilities and broadband included.

Available from September 2025 for minimum of 9 months

Large fully furnished bedroom with Super-king bed, small table, desk and 2 chairs, TV, wardrobes and drawers, side tables, lamps.

Also has fridge, kettle, toaster and combi microwave. No access to main kitchen

One large en-suite bathroom with shower

Use of utility room including washing machine and dryer one day per week

All accessed by side entrance of friendly family home.

Contact info: Stephanie Hyde, 07747 767473, stephhyde12@hotmail.co.uk

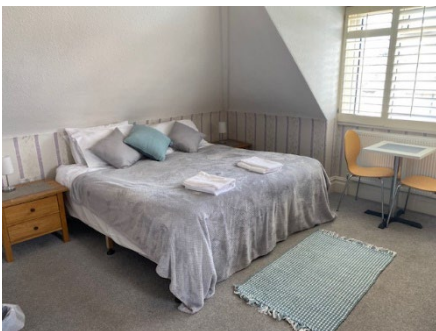
Large double en suite
bedroom

£595 per month. Bills &
WiFi included

17 min walk to AECC

Close to beach, local
shops and bus route

Contact Stephanie Hyde
07747 767473
Stephhyde12@hotmail.co.uk



15 HARVEY ROAD

AVAILABLE FROM SEPTEMBER 2025

5 BEDROOM HOUSE- £3000PCM

Within walking distance of popular Southbourne Grove & Award-Winning sandy beaches

A stones throw from Health Sciences University

Character property offered fully furnished

Good sized lounge & a separate dining room/work space

Fully fitted kitchen with a fridge freezer/washing machine/tumble dryer/dishwasher

One ensuite plus two separate shower rooms

Good sized, sunny aspect, private rear garden

Driveway providing ample off-road parking

More details on Rightmove:

https://www.rightmove.co.uk/properties/163094843#/?channel=STU_LET

5 Bedrooms

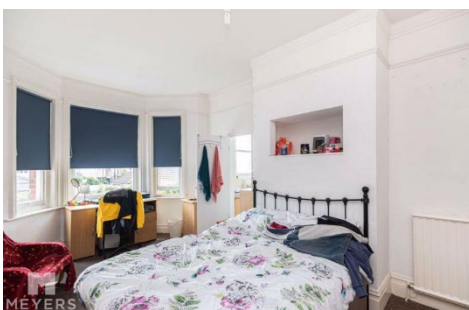
£3000 pcm

3 min walk to HSU

Close to local shops
and bus route

Contact George Thornton

George.t@meyerestates.com
01202 119869



STOURVALE ROAD

AVAILABLE FROM SEPTEMBER 2025

SELF CONTAINED ONE BEDROOM FLAT IN POKESDOWN

This self contained one bedroom flat has a kitchenette, bathroom, living room and bedroom plus under-stair storage and an airing cupboard.

It is best suited for one person. The rent is £690pcm which includes background gas central heating, gas for cooking, water, sewage, broadband and some electricity. There is an electricity meter for extra usage. Band A council tax is the responsibility of the tenant (exemption applies).

£690 pcm

10 min walk to HSU

Close to local shops
and bus route

Contact Tricia on 01202417167
or 07919337212



6 SOUTHERN ROAD

(3rd LISTING)

10 MIN WALK TO HSU

-Available from September 2025-

- 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

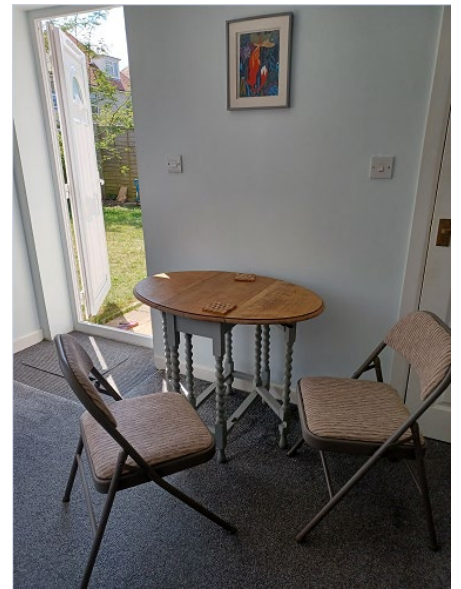
Self-contained studio

£695 pcm – bills
included

Close to shops and the
beach

Contact: Georgia Blume
georgiablume@outlook.com





49 WALPOLE ROAD

THREE DOUBLE ROOMS AVAILABLE

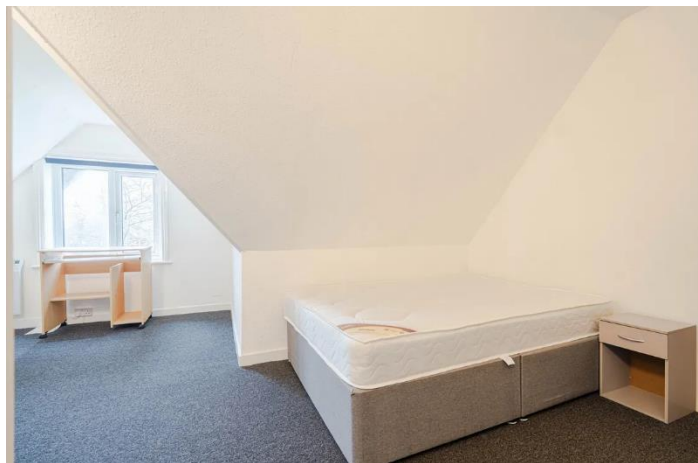
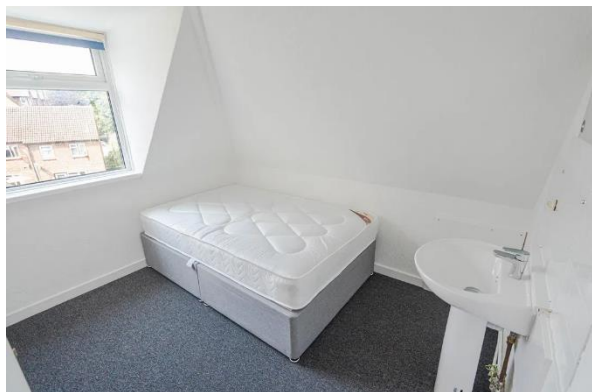
£550 pcm - Small Double room available from August. (Deposit £687.50)

£600 pcm - Double room, shared bathroom (1 bathroom per 2 x tenants) available now (Deposit £750)

£750 pcm - Large en-suite room available now (Deposit £937.50)

All bills included.

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



3 double bedrooms
available

Starting from £550pcm

20 min walk to HSU

Close to local shops
and bus route

Contact Sally-Ann Jarvil

sally@tmjargo.com
07879625228

63 WALPOLE ROAD

AVAILABLE FROM SEPTEMBER 2025

5 BEDROOM HOUSE - £2000

12 months tenancy – 2025/26 academic year

Contemporary student house

Five double bedrooms all benefiting from their own bathrooms

Private courtyard garden

Modern kitchen

Communal lounge area

Quality furnishings throughout

Situated in Boscombe, a prime student location and close to the Health Sciences University (HSU), Boscombe High Street, transport links and beach

5 Bedrooms

£2000 pcm plus bills

20 min walk to HSU

Close to local shops
and bus route

Contact Jonathon Thomas

jonathonthomas@enfields.co.uk
01202 635877



115 PALMERSTON ROAD

AVAILABLE FROM SEPTEMBER 2025

7 BEDROOM HOUSE- £2800

Seven double bedroom terraced house set over three floors

Furnished throughout

Three ensembles and two shared bathrooms

Large communal lounge

Kitchen/breakfast room separate utility area

Garden

Situated close to the Health Sciences University (HSU), Boscombe High Street, transport links and beach

7 Bedrooms

£2800 pcm plus bills

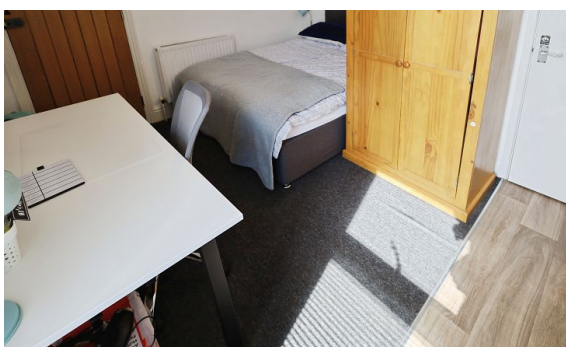
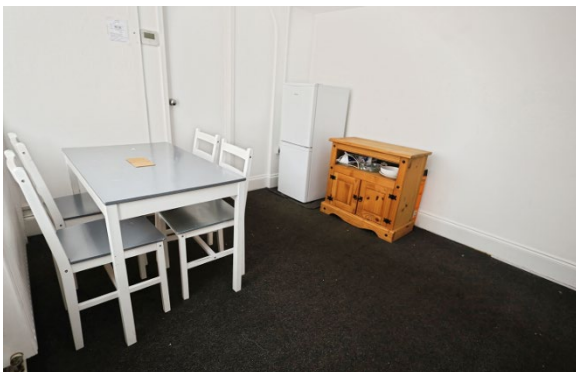
20 min walk to HSU

Close to local shops
and bus route

Contact Jonathon Thomas

jonathonthomas@enfields.co.uk

01202 635877



27 HARVEY ROAD

AVAILABLE FROM 1ST SEPTEMBER 2025

SELF-CONTAINED ATTIC FLAT

£800.00 pcm all bills included.

Available from September 1st. Long let preferred.

Self-contained attic flat. Bedroom with double bed, with En-suite off.

Bath with shower attachment.

Separate Kitchen/diner with study area.

Self Contained Attic Flat

£800pcm incl bills

4 min walk to HSU

Close to local shops
and bus route

Contact Mervyn Stutter

mervynstutter@gmail.com

07809 627717



3/18 PARKWOOD ROAD

2 BEDROOMS AVAILABLE

- £530 PCM SMALLER DOUBLE
- £610PCM LARGE DOUBLE
- £630PCM LARGER UNIT

Three bedrooms available in a four bed property

One bathroom with toilet, plus a separate toilet with washbasin upstairs.

Rooms are nicely furnished

Next door to HSU, 10 mins from beach, cliffs, station and town centre etc

£100 deposit per room

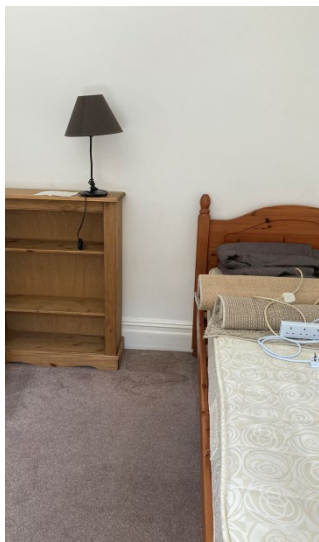
4 bedroom property –
3 rooms available

From £530 PCM incl bills

1 min walk to AECC

Close to local shops
and bus route

Contact Wanda: 07813430016
wandahelenaarti@gmail.com



DEANS ROAD, SOUTHBOURNE

10 MIN WALK TO HSU

- House is located in Deans Road, Southbourne. This is a quiet road just off the high street and very close to Co-op, coffee shops, post office, restaurants and pubs. Bus stop is 3 minutes walk away, Pokesdown train station is 7 minutes walk away. 10 minutes' walk from the college and from the beach. House is occupied by a professional couple, and our daughter. We all work full time – a mixture of working from home and being out at work.
- The room to let is newly decorated, double bed, triple wardrobe with draws, desk and chair, wooden floor with rug, tv wall mount for your own tv, bedside tables with lights – light room at the front of the house, wooden blinds to all 4 windows.
- Shared bathroom with large shower (no bath). Recently decorated. This bathroom will only be used by you and our daughter.
- Large kitchen and dining area – shared with the householders. Dishwasher, large fridge and storage space.
- Use of garden for sunbathing etc. Use of front porch which is lovely when the sun is out!
- Access to kitchen, shared bathroom as above and washing machine, garden.
- One parking space on drive shared with householders
- Monthly rent is £600. Rent includes all bills and broadband, does not include food/toiletries
- Anna and Laurance Fitzsimmons 07786999393
annafitzsimmons13@hotmail.com

1 Bedroom Available

£600 pcm . Rent
includes bills and
Broadband

10 min walk to HSU and
close to local shops and
buses

Share property with
landlords

Would suit female
lodger

Contact Anna and Laurance
Fitzsimmons
07786 999393
Annafitzsimmons13@hotmail.c
om

