

Accommodation Guide

October 2025 (09.10.25)

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.

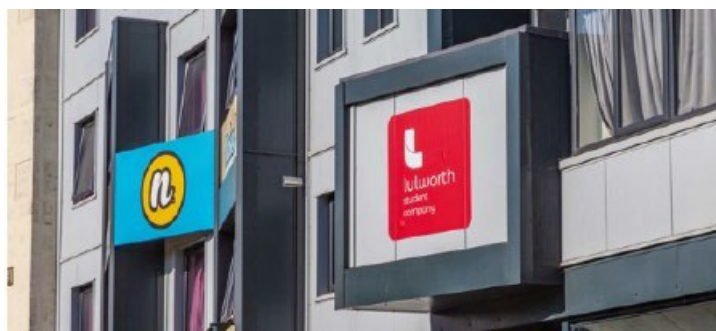
Lulworth House

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.

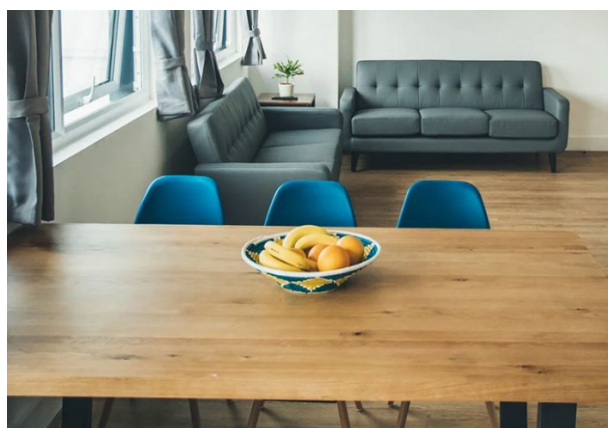
Features & facilities at Lulworth house:

- 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

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



63 WALPOLE ROAD, BH1 4HB

Ideal for January starters
AVAILABLE NOW

7-bedroom student house

The property can be let on an individual room basis or 1 shared AST.

Double rooms: £546 pcm

En-suite rooms: £571 pcm

All bills included

This fantastic 7-bedroom student house is available for the upcoming academic year (January). It is the perfect place to live, study, and relax.

Property Highlights:

- Four double bedrooms with private en-suite bathrooms
- Three spacious bedrooms sharing two modern shower rooms
- Fully fitted kitchen and utility with a washing machine and tumble dryer
- Large communal lounge/dining room
- Outside private courtyard garden for when you need a break from studying
- Located in a popular student area in Boscombe, with great transport links, local amenities and the beach.

**Ideal for January starters -
AVAILABLE NOW**

Double rooms: £546 pcm

En-suite rooms: £571 pcm

All bills included

This house is designed to provide a comfortable and convenient living experience.

20-minute walk, 5 min cycle or short bus ride to HSU.

Contact:

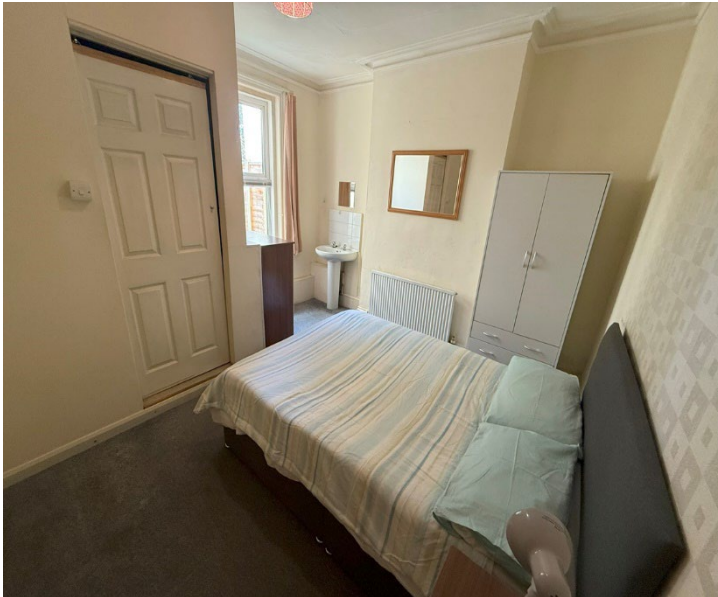
Sally-Ann Jarvell

sally@tmjargo.com

07879625228







115 Palmerston Road, BH1 4HP

Ideal for January starters
AVAILABLE NOW

5-bedroom student house

The property can be let on an individual room basis or 1 shared AST.

Double en-suite rooms:

£596 pcm with all bills included

This stunning 5-bedroom house has been recently refurbished to a high, modern standard and offers exceptional privacy and space for everyone.

Key Features:

- Five spacious double bedrooms, each with its own private en-suite or dedicated shower room.
- Fully fitted main kitchen plus two convenient kitchenettes
- Communal lounge/dining room
- Private courtyard garden
- Situated in a popular student area in Boscombe, with great transport links, local amenities and the beach.

This house strikes the perfect balance for students looking to enjoy total privacy in your en-suite room for focused study, while the communal areas and garden offer excellent, modern spaces to socialise when you choose.

**Ideal for January starters -
AVAILABLE NOW**

Double en-suite rooms:

£596 pcm

All bills included

**5-Bedroom Premium Student
House in Boscombe:**

All Private Bathrooms!

20-minute walk, 5 min cycle or
short bus ride to HSU.

Contact:

Sally-Ann Jarvell

sally@tmjargo.com

07879625228













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

wendylovett@gmail.com

07500 339 393



27 HARVEY ROAD

AVAILABLE NOW FOR JANUARY STARTERS

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.

Max height potential of occupant must be 6" / 1.82m.

Self Contained Attic Flat

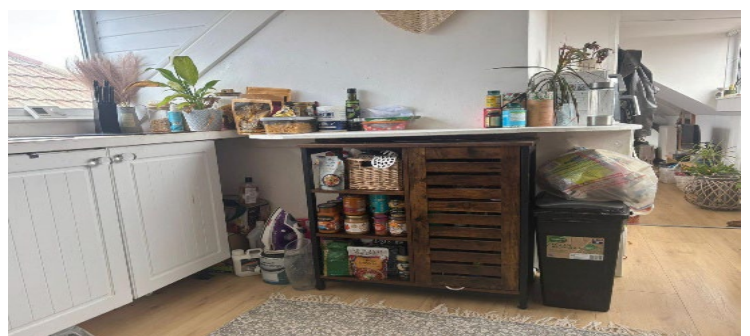
£800pcm incl bills

4 min walk to HSU

Close to local shops
and bus route

Contact Mervyn Stutter

mervynstutter@gmail.com
07809 627717



5 WICKHAM

ONE ROOM - AVAILABLE NOW - 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 –
1 available

Rent - £470pm including
bills and Wi-Fi

Close to local shops
and bus route

Contact Hermine Briffa

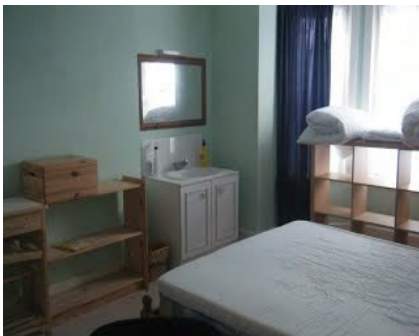
07704167085

hermine@briffa.net

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.



23A KESWICK ROAD , BOURNEMOUTH, BH5 1LP

**AVAILABLE NOW - Ideal for JANUARY
2026**

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

£650 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



7 PALMERSTON ARMS COURTS, 537 CHRISTCHURCH ROAD BH1 4BE

Available now - ideal for January starters

Video here:

<https://youtu.be/rd2uUHaHiDw?si=CMtln78FGyGkAE3v>

Entrance through private gated courtyard.

Private wrap-round zero maintenance garden with picnic table and raised decking area.

4 bedrooms all with en-suite bathrooms and king sized beds.

Double glazed throughout.

EPC rating C.

Lockable cycle store.

New boiler fitted Jan '25

£2400 per month plus bills.
12 months tenancy.

4 bed property

£2400 pcm plus bills

0.8 miles to AECC

12 month tenancy

Contact Walter Barter:

1932@mail.com
07976443192



5 SOUTHLANDS AVENUE, BH6 4HJ

AVAILABLE NOW - 2 MILESTO AECC

The room available is a large ensuite 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.

£780 per month, bills included.

AECC 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.

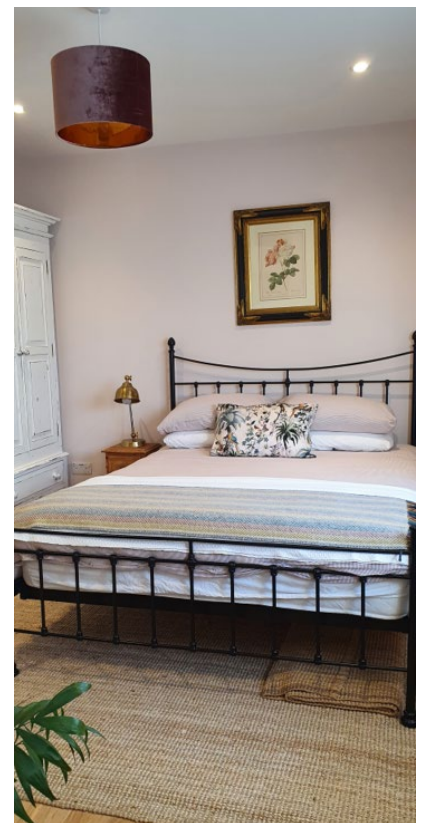
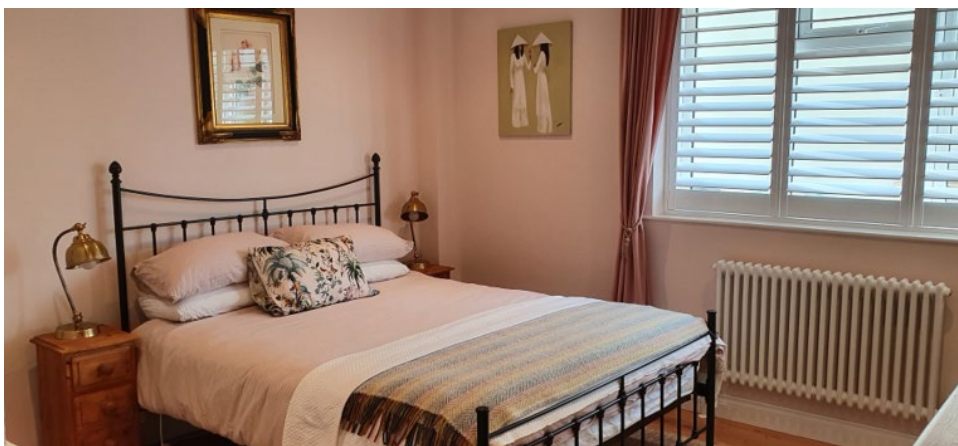
1 bedroom, ensuite and
a separate living room
for lodger

£780 pcm

2 miles to AECC

Close to Hengistbury
Head

Contact Katherine:
07837 407690
Kdean7@hotmail.com



305 BELLE VUE ROAD, BOURNEMOUTH, BH6 3BB

**AVAILABLE FROM JANUARY
2026**

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 January 2026.

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







1 QUEENSLAND ROAD BH5 2AB

AVAILABLE NOW (September 2025) - ideal for
January 2026 starters

VERY CLOSE TO HSU

Large Double Room

Newly decorated and carpeted

Rent £550 pcm

Large Double Room

£550 pcm plus bills

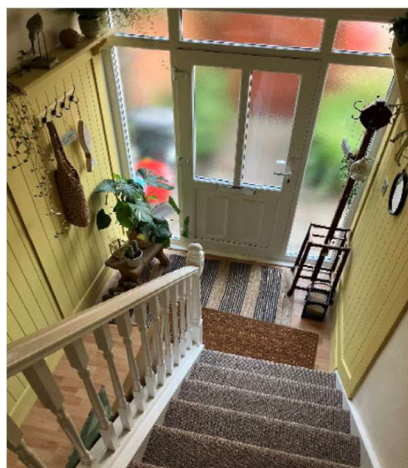
5 min walk to HSU

Close to local shops
and bus route

Contact

Julie Smith

jsmith090901@gmail.com



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

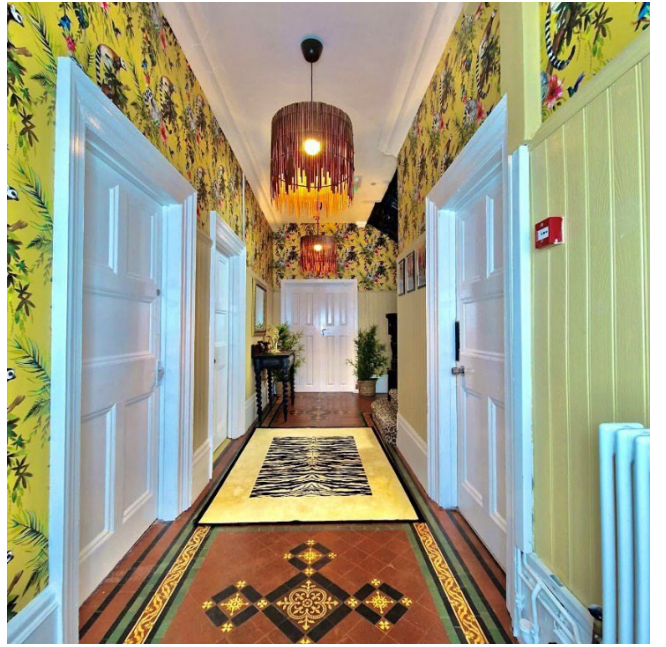
-Contact-

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

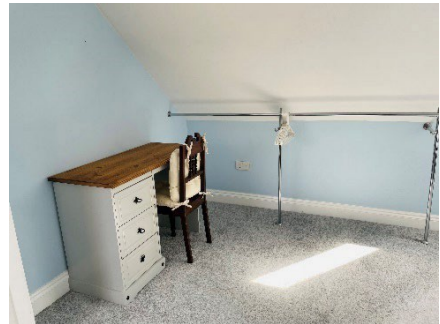
6 min walk to HSU

Close to local shops
and bus route

Contact Susan Levey
07870 578434

susie_levey@yahoo.co.uk





18 QUEENSLAND

BH5 2AB

- 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



34 HARCOURT ROAD, BOURNEMOUTH, BH5 2JQ

- **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







53 LEIGHAM VALE ROAD, SOUTHBOURNE BOURNEMOUTH, BH6 3LR

- 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

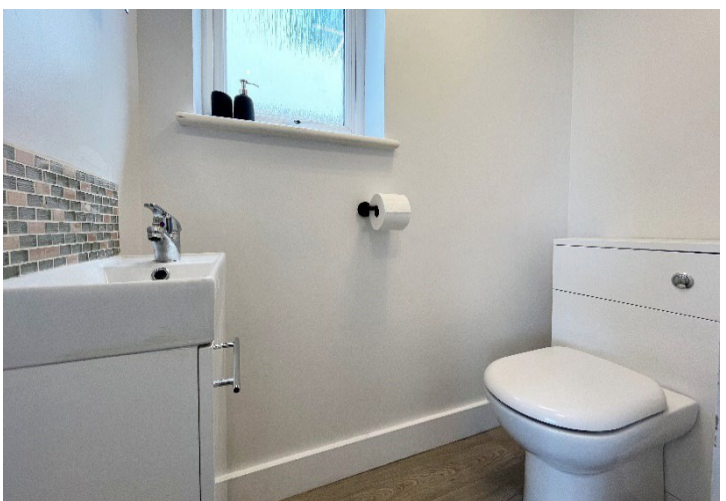
Room 2 - £180 per week

Short walk to HSU

Close to the beach,
local shops and bus
route

Contact

Claire Simmonds
07491 981894



20 SOUTHWOOD BOURNEMOUTH,

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



15 HARVEY ROAD

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

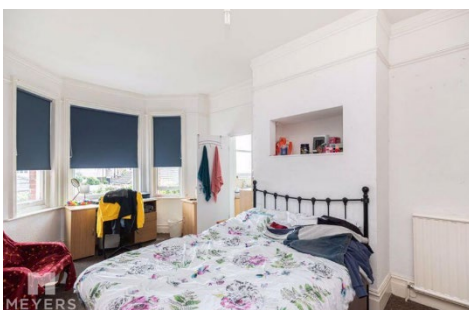
£3000 pcm

3 min walk to HSU

Close to local shops
and bus route

Contact George Thornton

George.t@meversstates.com
01202 119869



STOURVALE ROAD

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



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

11 ROSEBERY ROAD

6 MIN WALK TO AECC (0.3 MILES)

Available from January

Wifi, double room, own separate toilet, use of shared kitchen, lounge and bathroom. Garden, driveway parking. Share with mum and daughter residing in property.

Double bedroom
available

£600 pcm incl bills
6 min walk to AECC

Close to local shops
and bus route

Contact Deborah Rayment
debray0711@gmail.com
07837 160395



2 GLEN ROAD

We currently have 3 x ensuite rooms left for tenancy starting this September 1st through to the end of July (11 month contracts).

Monthly rent includes all bills.

There is 2 x communal Kitchens / 2 x communal Kitchen Prep Rooms and a Communal Lounge.

Room 4

Monthly Rent: £500.00

Deposit: £576.00

Room 6

Monthly Rent: £550.00

Deposit: £634.00

Room 16

Monthly Rent: £575.00

Deposit: £663.00

3 ensuite rooms
available

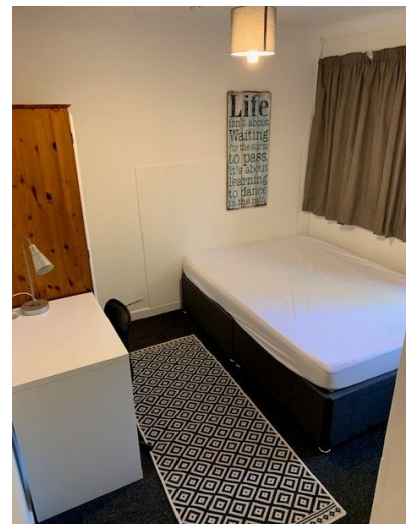
Starting from £500

Close to shops and
buses

Contact James Dugan

07842.938.498

Room 4:



Room 6:



Room 16:



27 SOUTHERN ROAD BOURNEMOUTH, BH6 3SR

A double bedroom, and an ensuite room are currently available in a refurbished postgraduate / student house share.

The house has 9 bedrooms. 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 - £650pcm for Double room & £740pcm for Ensuite Room

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

The property is well located, with the beach a minute's walk at the end of the road .

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 included.

Two rooms available
now

£650 pcm Double room
£740 pcm Ensuite room

Short walk to HSU

Close to the beach,
local shops and bus
route

Contact

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