

# **Accommodation Guide**

**November 2025 (14.11.25)**

**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](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.

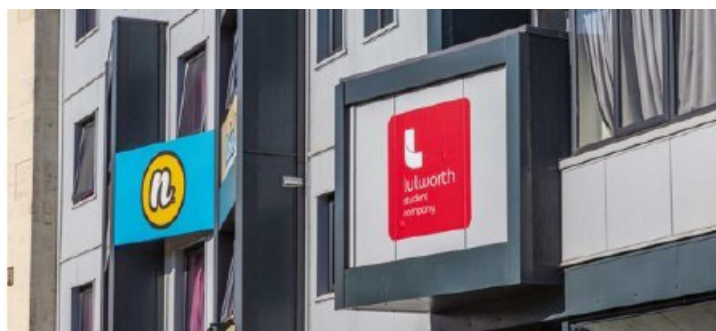
# Lulworth House

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:

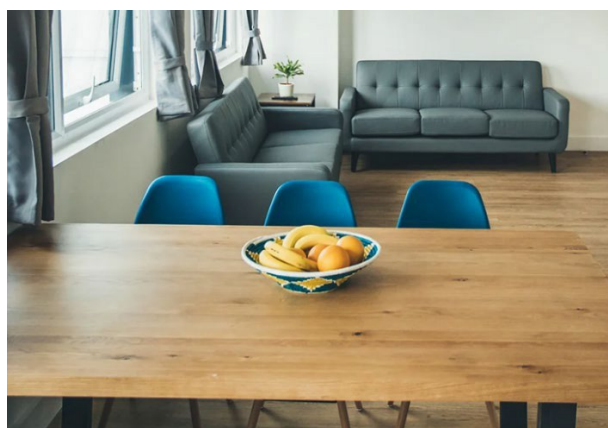
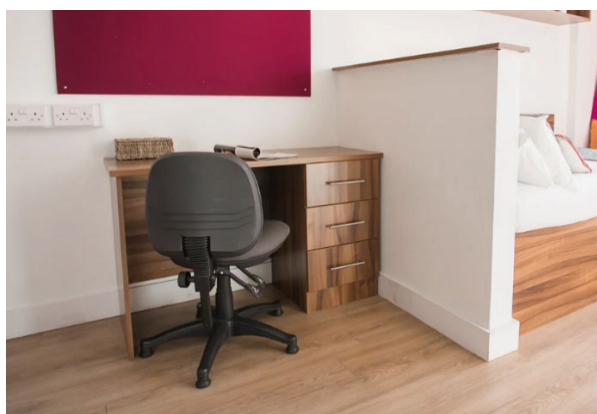
- Gym
- Sports Zone (basketball and football court)
- On-site café
- Green outdoor Chill Area
- TV Room
- Laundry Room
- Table Tennis
- Common Social Space
- Social Kitchen & Dining Space

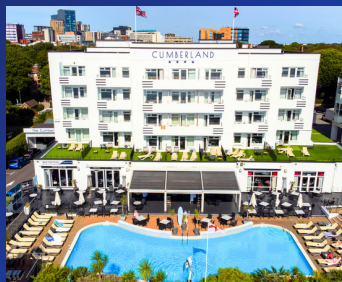


**Book your room**

**Limited availability available for January starters**

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





**HSU**  
HEALTH  
SCIENCES  
UNIVERSITY

# Accommodation Offers

**Best Of Bournemouth | [www.oceana-collection.com](http://www.oceana-collection.com)**

Contact: ☎ 01202 298350

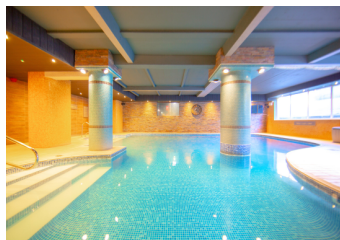
✉ [jpow@oceanahotels.co.uk](mailto:jpow@oceanahotels.co.uk)





## Preferred Accommodation Rates Include:

- 3★ & 4★ Hotel Options
- Room Only and Bed & Breakfast Rates (with Car Parking, WiFi & Leisure Facilities)
- All rooms en suite with TV
- Communal Kitchen available at The Trouville Hotel
- Flexible stays – from 1 night to 6 months



## Why Choose Oceana Hotels?

- ✓ East Cliff and Central Bournemouth locations
- ✓ Great value packages
- ✓ Trusted partnership with HSU
- ✓ Perfect for Students, HSU Staff and Visitors



To find out more: ☎ 01202 298350 ✉ [jpow@oceanahotels.co.uk](mailto:jpow@oceanahotels.co.uk)



# 34 BEAUFORT ROAD

AVAILABLE NOW (NOVEMBER 2025)

Charming Rooms for Rent Near Health Sciences  
University - Parkwood Campus

Rent – £665pcm All-Inclusive

We have two bright, airy rooms available in a welcoming family home perfect for students at HSU.

Each room is £665 per calendar month, with all bills included.

- Location: Just a 5-minute cycle to the college, close to Southbourne High Street, and only a 10-minute walk to the beach.
- Home Features: You'll enjoy a cozy lounge and kitchen, a little garden, off-road parking, free Wi-Fi, and access to a washing machine and tumble dryer.
- Rooms: Both rooms are on the ground floor, each furnished with a double bed, wardrobe, study desk and share a private shower/toilet wet room.
- Note: Grumpy cat in residence.

Ideal for students looking for a peaceful, well-connected place to stay.

Come see your new home!



2 rooms available within  
welcoming family home

£665 pcm  
including all bills

5-minutes cycle to HSU

close to Southbourne  
High Street

10-minute walk to the  
beach

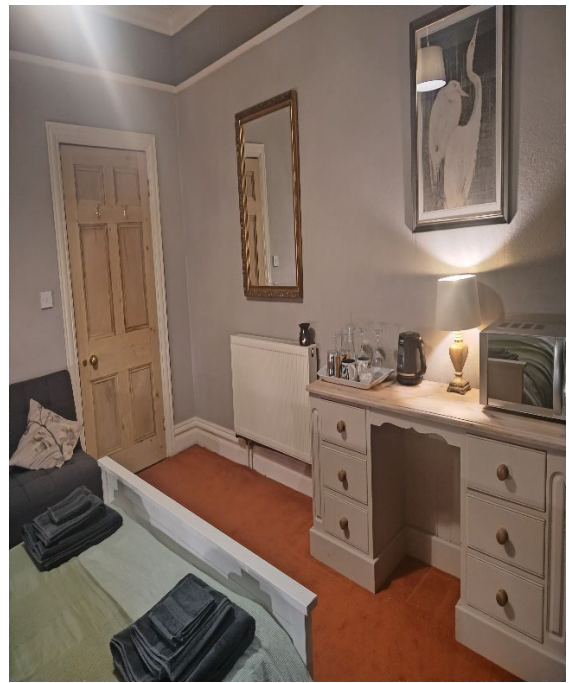
Contact:

Phil Windish

[windi@hotmail.com](mailto:windi@hotmail.com)







Come see your new home!

# 27 SOUTHERN ROAD, BOURNEMOUTH, BH6 3SR

## AVAILABLE NOW FOR JANUARY STARTERS

A double bedroom is currently available in a modern, refurbished 8 bed student house share on a leafy road in Southbourne just a few minute's walk to the beach. The house is ideally situated close to HSU, great transport links and in between the cliff top and the main high street with the bars, shops and restaurants all just a short walk away. There is a large modern kitchen diner and lounge area, a good sized back garden with outside storage and barbecue area.

Room price - £650pcm All bills and high-speed broadband are included in this price. There is off road parking and plenty of on road parking near the property.

- 10 minute walk to HSU
- Close to beach high street and shops bars and restaurants
- Convenient for main bus routes
- 2 min walk to cliff top
- Private on drive parking
- 3 shower rooms, 1 bathroom
- Garden and bbq area
- Incl all bills incl.high speed broadband

Double room available

£650 pcm Double room

Short walk to HSU

Close to the beach,  
local shops and bus  
route

Contact

Joanna Galvin  
Jorental82@gmail.com







# 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**

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***Double rooms: £546 pcm***

***En-suite rooms: £571 pcm***

***All bills included***

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

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

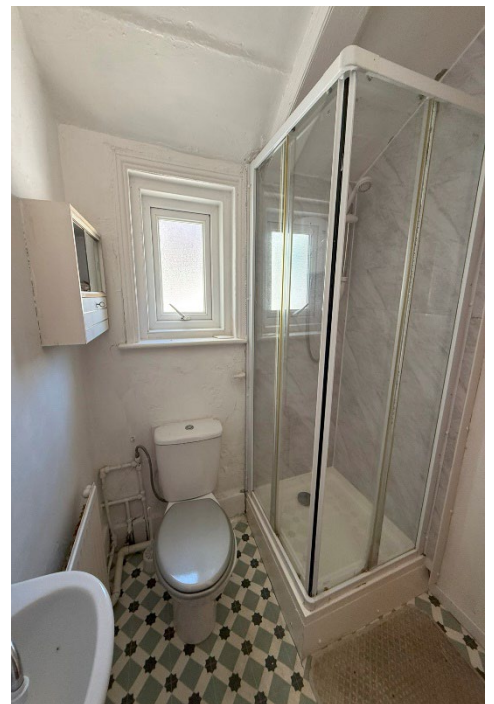
### Contact:

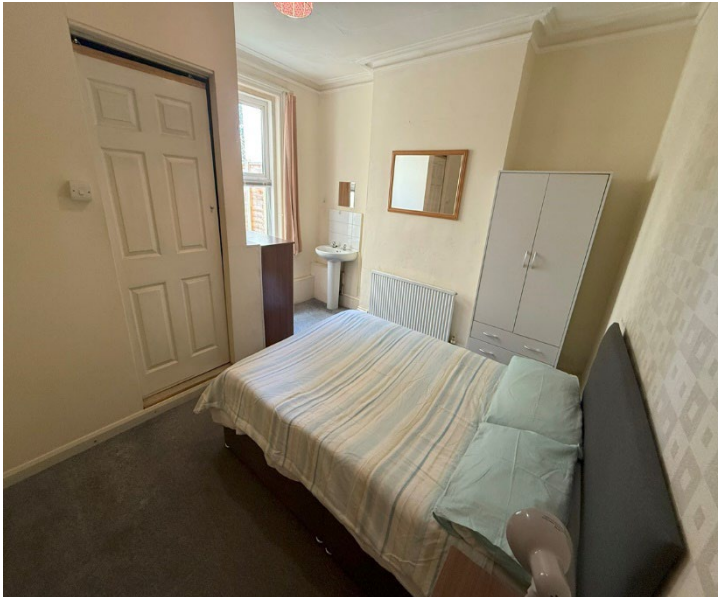
**Sally-Ann Jarvell**

**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**

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***Double en-suite rooms:***

***£596 pcm***

***All bills included***

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

**All Private Bathrooms!**

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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

wendylovet@gmail.com

07500 339 393



# 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](mailto: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](mailto: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](mailto: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.

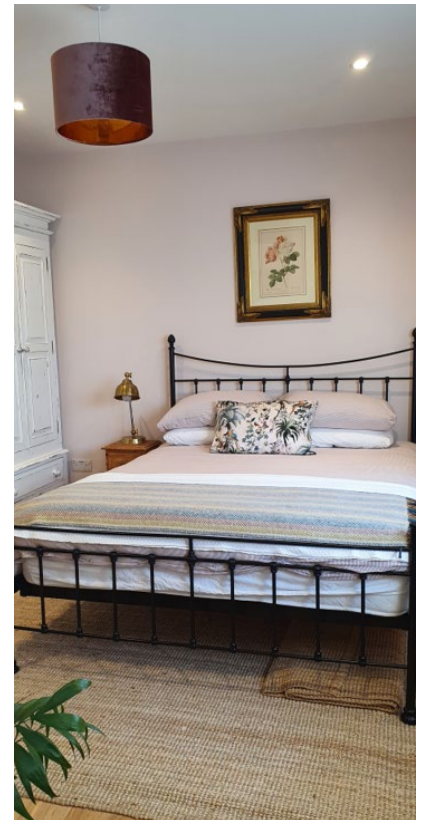
1 bedroom, ensuite and  
a separate living room  
for lodger

£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

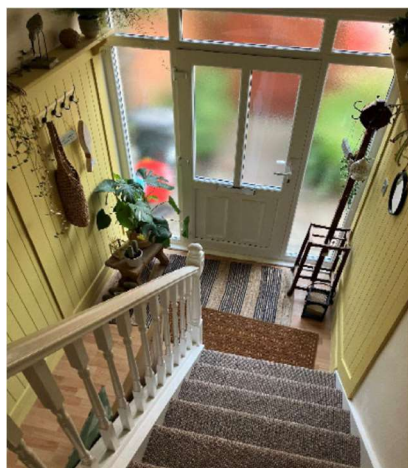
5 min walk to HSU

Close to local shops  
and bus route

Contact

Julie Smith

[jsmith090901@gmail.com](mailto:jsmith090901@gmail.com)



# 15 Harvey Road BH5 2BE

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



## 15 HARVEY ROAD, BOURNEMOUTH, BH5 2BE

### *A note from the Landlords....*

Hello! I'm Claudia. My brother Jamie and I purchased No. 15 this year and we are really excited to be making some much-needed improvements. Having previously been in the same ownership for 30 years and pretty neglected, the property is now finally being given the love, care and attention it deserves. The house was built around 1900 and has some fabulous period features that we are retaining and enhancing.

This is a fantastically located, fully licenced HMO with accommodation for 6 students. Externally we have a lovely back garden and some off-road parking. Inside, we've got a good-sized kitchen with a Dishwasher, Gas Hob, Oven and Washing Machine. We have four fridge freezers so there's plenty of room for everyone's food and drinks!

We have a separate dining room and a really big living room. We've even got a dedicated Laundry Room on the first floor with drying racks and a Tumble Dryer.

Job one for us was replacing the seriously old and decrepit shower rooms, toilets and ancient plumbing system so we now have three brand new shower rooms (one is an en-suite) and a newly kitted out downstairs toilet.

The property now has excellent water pressure throughout meaning the showers are awesome and there's plenty of hot water.

We are continuing a programme of improvements to the property and our mission is to make this the best property in the area for Students at HSU.

**Please take a look at the brilliant rooms we've got available to rent and we really look forward to welcoming you on board!**

- **HSU:** it really doesn't get much better than this – we are literally less than a minute's walk from HSU
- **Pokesdown Train Station:** 6 minute walk
- **Boscombe Town Centre:** approx. 10 minute walk
- **Southbourne Grove:** approx. 11 minute walk
- **Beach:** approx. 18 minute walk



15 Harvey Road, Bournemouth, BH5 2BE

Photos and further information are available here:

<https://dimensionsps.com/property/harvey-road-southbourne-2/>

# 9 Parkwood Road, BH5 2BP

Available: August 2026

- 5 Double Bedrooms
- 3 luxury shower rooms
- Private entrance
- Rear garden
- 2 minute walk to HSU
- Off Road Parking
- Communal Living Room
- EPC C

Price: £2,500 pcm (£500 per person)

Deposit: £2,500 (£500 per person)

Bills: Excluding Bills

5 Double Bedrooms

2 Mins to HSU

Contact:

James Scollard

07971 405749

[james@Clifftons.com](mailto:james@Clifftons.com)



