

Accommodation Guide

February 2026 (02.02.26)

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.

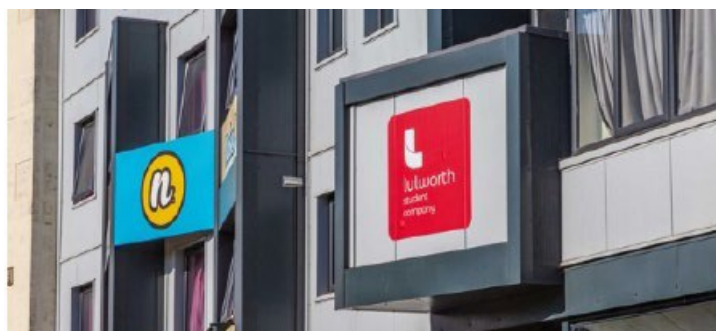
Lulworth House

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:

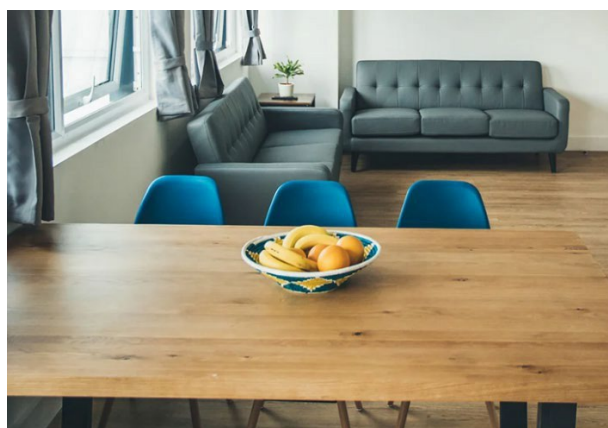
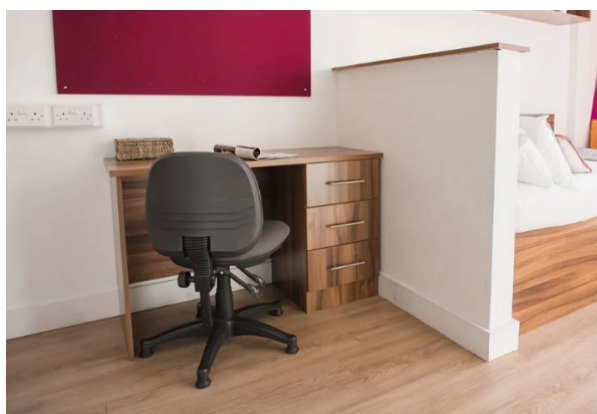
- Gym
- Sports Zone (basketball and football court)
- On-site café
- Green outdoor Chill Area
- TV Room
- Laundry Room
- Table Tennis
- Common Social Space
- Social Kitchen & Dining Space

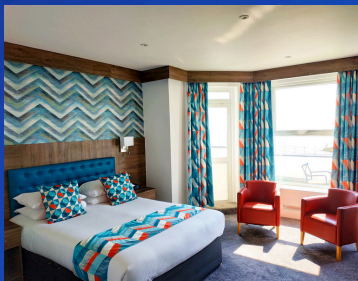
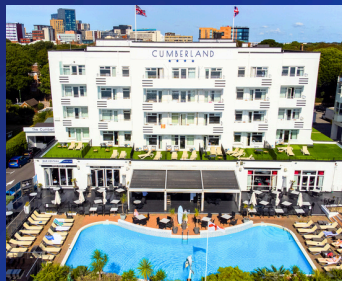


Book your room

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

Contact:  01202 298350

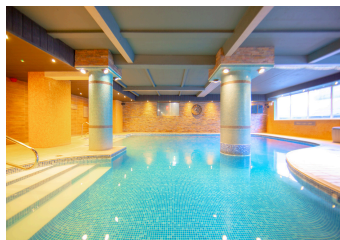
 jpow@oceanahotels.co.uk





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

FLAT F CHATFIELD COURT, 10 BOSCOMBE SPA ROAD, BOURNEMOUTH BH5 1BD

AVAILABLE FROM 19TH FEBRUARY 2026

£650pcm - rent

Sharing with student landlord and one further tenant.

Generously sized double room available. Recently furnished with new furniture with hanging space, drawers, new bed/mattress and office desk, drawers and chair.

Generously sized kitchen and bathroom, both recently refurbished and a further WC to the rear of the property.

Large front room with two sofas and dining table/benches and leading to a small balcony area to the front of the property.

Gas central heating, integrated electric double oven, gas hob, and fridge freezer plus washer/dryer, lots of cupboard space.

Wifi

Bills included (excluding council tax - if eligible to pay)

smokers welcome but please use balcony, no smoking indoors.

15 min walk to station

20min walk to HSU

Close to Boscombe beach and local amenities.

Ideal flatmate: me and my flatmate are both 20yrs old and would be looking for a student of similar age. we are tidy and keep communal spaces clear. we are very social but also like a balance of chilled time.

if this is of interest, feel free to message me on 07939464235 or preferably find the advert on openrent and enquire using their service. I'm happy to answer any questions you may have.



Double Bedroom

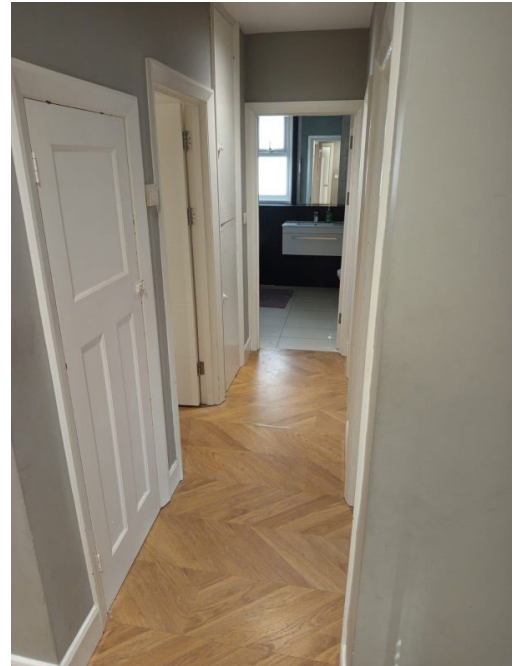
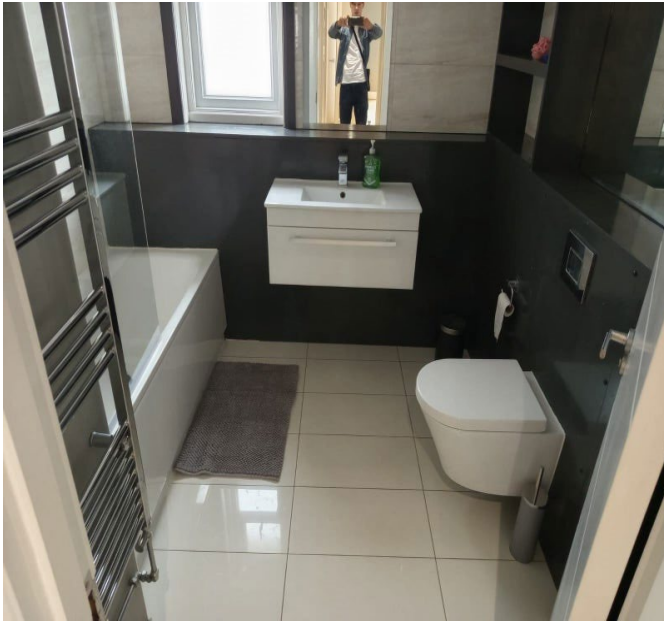
£650 rent pcm,
£650 deposit

Close to Boscombe
beach

20min walk to HSU

Contact

Bailey Robinson
07939464235
220344@aecc.ac.uk



26 ST CATHERINES ROAD, BH6 4BD

NEW LISTING Dec 25

AVAILABLE FOR JANUARY 2026 STARTERS

Pleasant, light room for single occupancy, with adjacent private bathroom (bath with shower). Brand new single bed and desk, bedside table, Built-in cupboard and reading light. Within a quiet, modern flat by the sea. Good Wi-fi and fully equipped new Eat-in Kitchen.

Share with one female, male or female suitable.

Located in 'Southbourne Cross', easy access to coastal path, and 3-minute walk to M2 Bus stop, 11 minutes to HSU (1.7miles). Nearby Co-op and Cafes. Bikes/scooters nearby. Parking available.

Rent: £495 pcm fully inclusive. Deposit: £150

Single Room in Flat
with parking

11Mins to HSU

£495 pcm including all
bills (deposit £150)

Contact: Andrea

07956 544125
alder793@proton.me



DEANS ROAD, SOUTHBOURNE

10MIN WALK TO HSU

NEW RE-LISTING for Jan26

- 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 Jan26

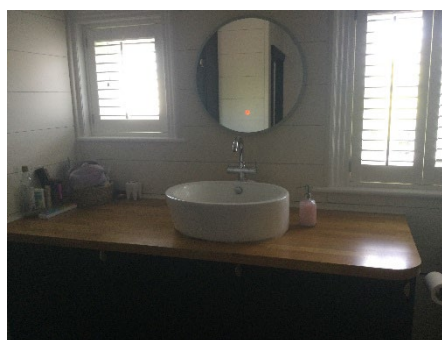
£600 pcm . Rent
includes bills and
Broadband

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





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







36 PARKWOOD ROAD

AVAILABLE NOW FOR JANUARY STARTERS
SINGLE SPARE ROOM WITHIN HOUSE

£550 pcm all bills included.

Single room in Southbourne for rent.

Nice, bright and cosy.

5-minute walk to HSU University.

A short walk to Pokesdown station and Southbourne Beach.

Walking distance to local shops, markets and bus stops.

Shared access to Bathroom, Living room and fully furnished and equipped kitchen. Super Wi-fi.

Single room in house

5-min walk to HSU

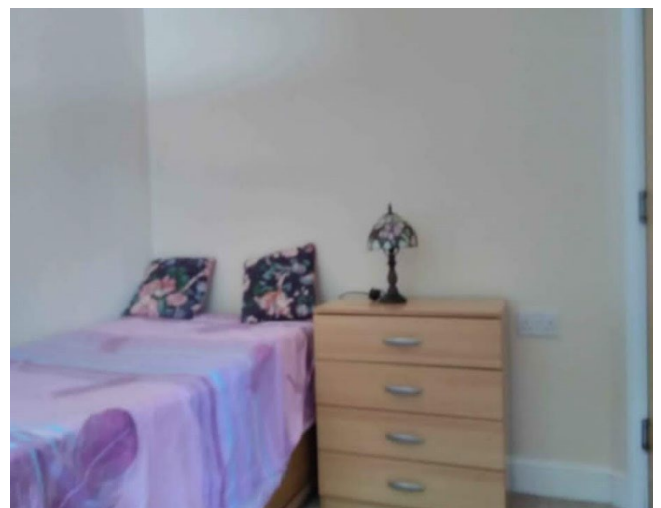
Short walk to Pokesdown station and Southbourne Beach

£550 pcm inc all bills

Contact: Ruslana

07815550889

ruslanakustova2@gmail.com





34 BEAUFORT ROAD

AVAILABLE NOW (NOVEMBER 2025)

Charming Rooms for Rent Near Health Sciences University - Parkwood Campus

Rent – £600pcm All-Inclusive

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

Each room is £600 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

£600 pcm
including all bills

5-minutes cycle to HSU

close to Southbourne
High Street

10-minute walk to the
beach

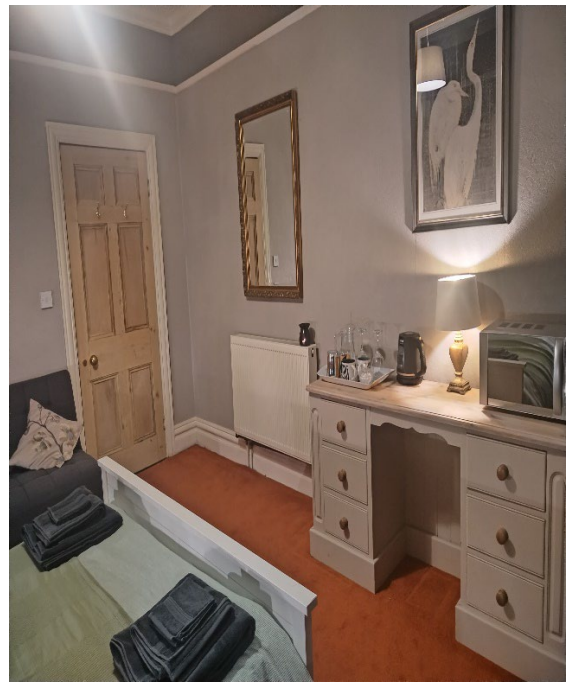
Contact:

Phil Windish

windi@hotmail.com







Come see your new home!

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.

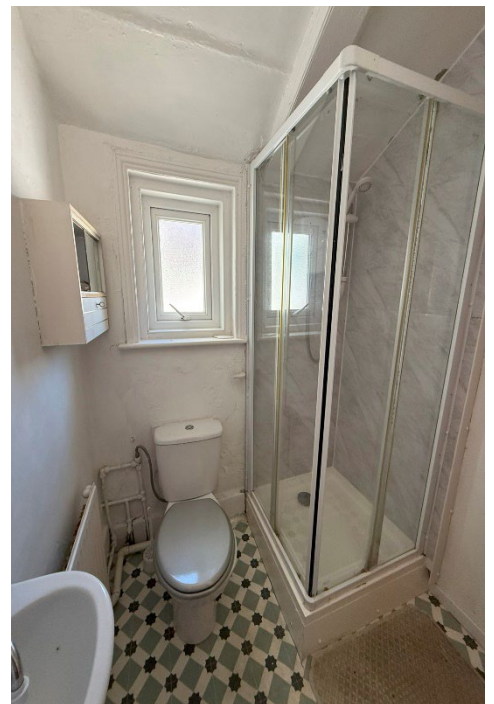
Contact:

Sally-Ann Jarvell

sally@tmjargo.com

07879625228







115 Palmerston Road, BH1 4HP

Ideal for January starters

1 room still AVAILABLE

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
1 Room still AVAILABLE**

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



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

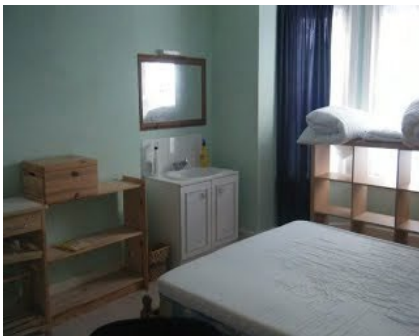
07704167085

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 RD, BH1 4BE

Available now - ideal for January starters

Video here:

[https://youtu.be/rd2uUHaHiDw?
si=CMtIn78FGyGkAE3v](https://youtu.be/rd2uUHaHiDw?si=CMtIn78FGyGkAE3v)

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

2 miles to HSU

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.

Wi-fi 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.

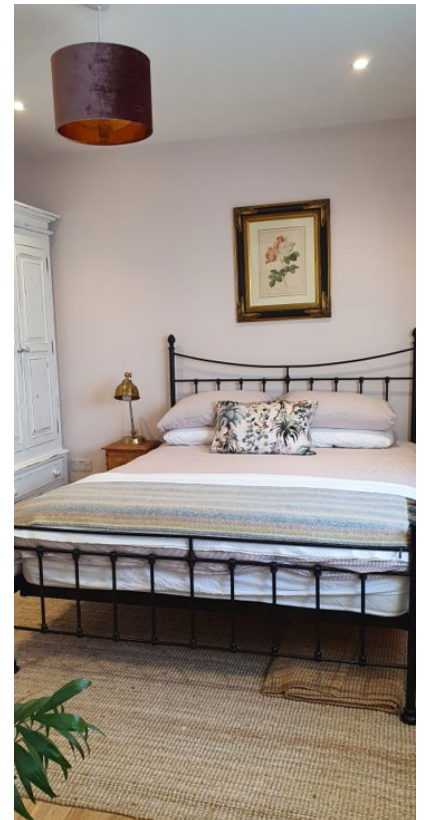
1 bedroom, ensuite and
a separate living room
for lodger

£780 pcm

2 miles to HSU

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

2 Rooms AVAILABLE NOW Dec25 -
ideideal for Jan 2026

VERY CLOSE TO HSU

Large Double Room
Newly decorated and carpeted

Rent £550 pcm

Large Double Room

£550 pcm plus bills

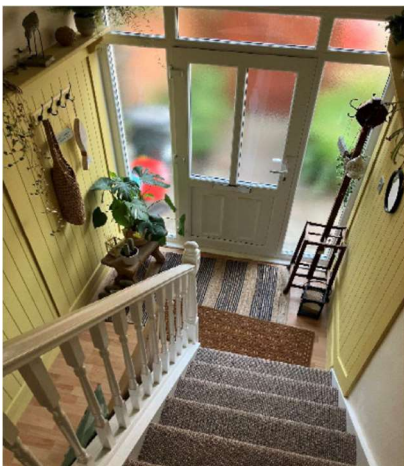
5 min walk to HSU

Close to local shops
and bus route

Contact

Julie Smith

jsmith090901@gmail.com



9 Parkwood Road, BH5 2BP

Available: August 2026

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

Price: £2,500 pcm (£500 per person)
Deposit: £2,500 (£500 per person) Excluding Bills
Bills:

5 Double Bedrooms

2 Mins to HSU

Contact:

James Scollard

07971 405749

james@Clifftons.com



18 Queensland Road,

BH5 2AB

NEW RE-LISTING – AVAILABLE FOR JAN 2026

2 Large double Rooms for single occupancy.

£620 PCM including bills.

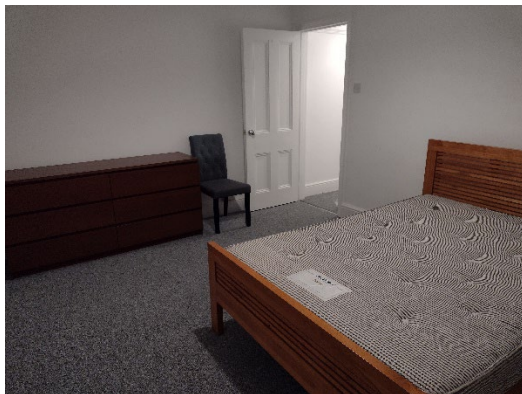
2-minute walk to HSU.

Individual tenancy agreements – you are only responsible for your rent.

HMO licensed, complies / exceeds all relevant safety and amenity standards.

Kitchen and shower rooms are newly refurbished.

Landlord lives next door, so on hand quickly if required.



2 Large double Rooms for
single occupancy.

£620 PCM including bills

2-minute walk to HSU

For more information,
please contact:

Liz Okoye

lizaokoye@outlook.com

07842 183694



