



ALUMHURST ROAD, BOURNEMOUTH, BH4

£300,000 LEASEHOLD

A bright and spacious two double bedroom ground floor garden apartment set in the heart of Alum Chine which boasts an award winning beach whilst also being very close to the shops, bars and restaurants in Westbourne. The apartment is superbly presented and would make an ideal permanent or holiday home by the sea.

Pets allowed | Ground floor | Private entrance | Two double bedrooms |
Two bathrooms | Good size lounge | Modern kitchen & bathroom | Large
private garden | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

Alum Chine Beach is probably one of Bournemouth's favourite Blue Flag award winning beaches, particularly loved by the locals for its wide, exceptionally clean, sandy beaches situated further to the West of Bournemouth, away from the hustle and bustle of Bournemouth Pier and the town centre.

It's hugely popular with young families due to a pirate-themed large adventure playground, toilets with baby changing facilities, lost children centres, RNLI lifeguard stations, pubs and ice cream kiosks.

Alum Chine is home to a beautiful Tropical Garden which is situated to the rear of the beach and the beautiful wooded chine leads all the way to Westbourne Village which offers an excellent range of individual shops, bars, coffee shops and restaurants.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

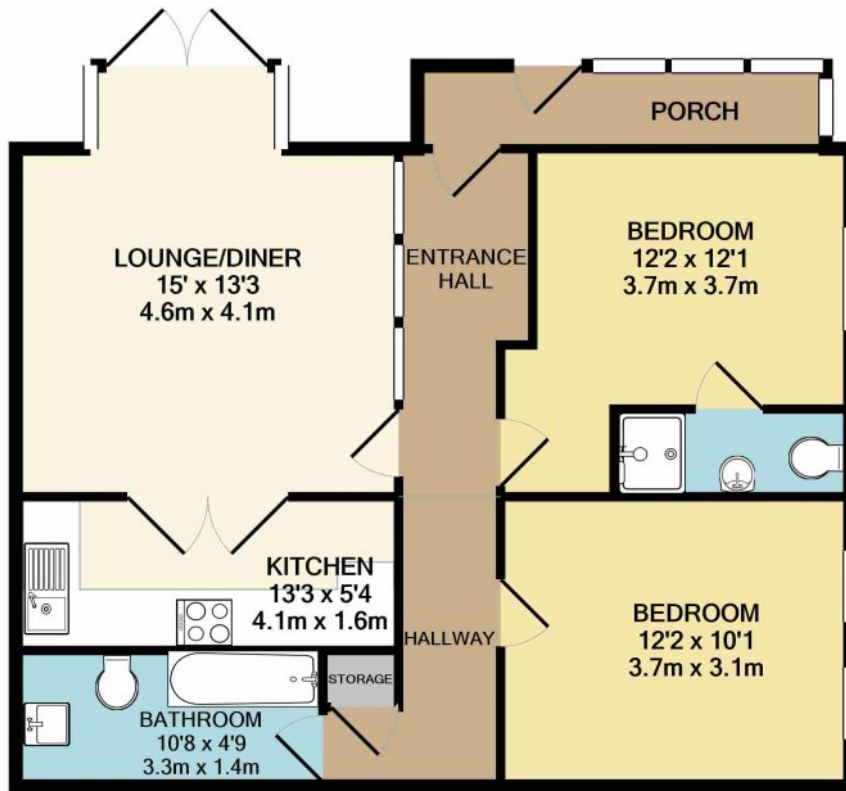
The property is situated on the ground floor and is accessed via a private entrance to the rear of the building. The front door leads into a porch area which offers a good amount of storage and a further the door then leads into the entrance hall running the length of the apartment housing a storage cupboard and doors to principal rooms.

The lounge is a fantastic size with windows and patio doors which overlook the private rear garden and there is ample room for a dining table. Double doors from the lounge provide access through into the modern fitted kitchen which is fitted with a range of base and eye level work units with integrated appliances.

There are two good size double bedrooms both with room for freestanding furniture and the added benefit of a contemporary ensuite shower room to the master bedroom. There is also a family bathroom with suite comprising WC, wash hand basin and panelled bath with shower above.

The rear garden is predominantly laid to lawn with mature shrubs tree and plant borders.

A large insulated garage is conveyed with property with additional parking for three cars outside.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: C

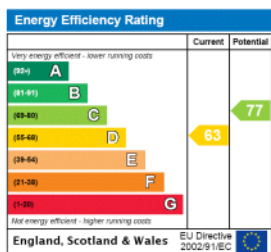
TENURE: Leasehold – 148 Years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1920 per annum £250 GR

AT A GLANCE

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