



ALUM CHINE ROAD, BOURNEMOUTH, DORSET, BH4

£289,950 SHARE OF FREEHOLD

This beautiful and individual two bedroom split level apartment is located in a convenient position close to the vibrant Westbourne Village and offers unique accommodation across the first and second floor of this converted building. Offering a fabulous master suite to include, walk in wardrobe area and stylish en-suite bathroom the property also benefits from a share of freehold, allocated parking, south facing balcony and large kitchen diner. Viewing highly recommended.

Unique Split Level Apartment | Two Double Bedrooms | Two Bathrooms | Spacious Kitchen Diner | South Facing Balcony | Level Walk to Westbourne | Allocated Parking Space | Close to the Beach

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is perfectly located between the charming Westbourne Village and Alum Chine Beach. Westbourne offers an excellent range of independently owned shops, bars, coffee shops and restaurants.

Alum Chine is a sought after residential area situated between the beach and Westbourne Village. Alum Chine offers beautiful sandy beaches and a selection of restaurants along the front within walking distance, one of which is situated directly on the promenade at Alum Chine itself.

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 Western train service.



DESCRIPTION

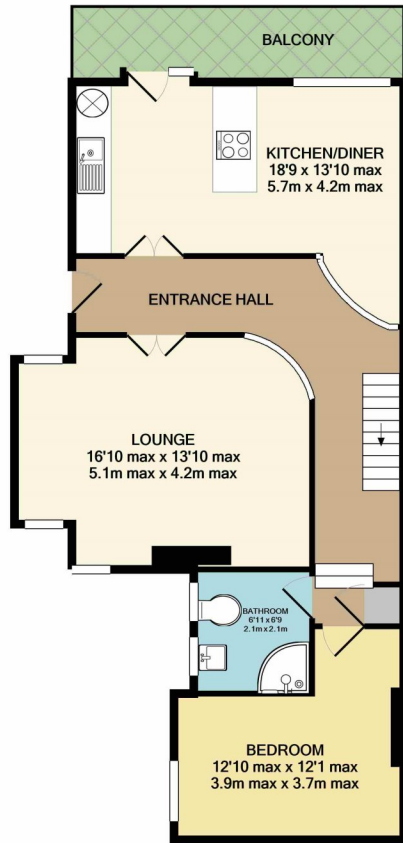
Access to the property is gained by external stairs located to the side of the building which lead to a private front door and first floor hallway. The light hallway offers access to the principal first floor rooms and a stair case to the top floor.

Accessed via double doors is the spacious and light kitchen diner. Featuring a range of modern white high-gloss finish floor and wall mounted units, adjoining work surface areas and modern island this room benefits from Neff integrated appliances including coffee machine, dishwasher, washing machine, fridge freezer, microwave and oven. There is ample room for a large dining table and chairs and further features include a unique curved glass wall and access to the south facing balcony via a double-glazed door. The contemporary living room is located opposite the kitchen and enjoys double aspect windows and feature fireplace.

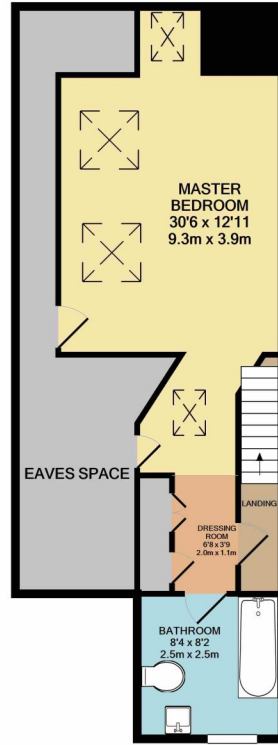
Also found on the first floor are a fully tiled shower room comprising of an enclosed corner shower, towel rail, low-level WC and wash hand basin and the second of the two double bedrooms. Found to the rear of the property this bedroom has space for large free-standing furniture.

Arguably the best room of the apartment is found on the top floor, accessed via a staircase from the first floor landing you enter a light and airy space currently used as a walk in wardrobe area which opens up to the beautiful master bedroom. A well proportioned room with space for additional free standing area to accompany the large amount of built in wardrobes and eaves storage. Including Velux windows the master suite also features a modern en-suite bathroom which boasts a panelled bath with waterfall shower attachment, WC and wash hand basin.

Located to the front of the property is a large well maintained front driveway and allocated parking space. The property is currently managed on an as and when basis keeping the maintenance charges at a minimum and must be viewed internally to appreciate.



1ST FLOOR
APPROX. FLOOR
AREA 731 SQ.FT.
(67.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1282 SQ.FT. (119.1 SQ.M.)

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: D

TENURE: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: TBA

AT A GLANCE

- Unique Split Level Apartment
- Two Double Bedrooms
- Two Bathrooms
- Spacious Kitchen Diner
- South Facing Balcony
- Level Walk to Westbourne
- Allocated Parking Space
- Close to the Beach

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	77	81
England, Scotland & Wales	EU Directive 2002/91/EC	

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