



ALUM CHINE ROAD, BOURNEMOUTH, DORSET, BH4

£220,000 LEASEHOLD

This unique spacious ground floor character converted garden apartment is situated just a short level walk from the excellent range of leisure and shopping facilities, bars and restaurants in Westbourne Village. Featuring two generous sized double bedrooms, high ceilings as well as being a short distance away from the award winning sandy beaches at Alum Chine the property must be viewed to be appreciated.

Two Double Bedrooms | Contemporary Kitchen | Pet Friendly | Close to Westbourne | Modern Bathroom | Private Rear Garden | Allocated Parking | Walking distance to the Beach | Ground Floor

Westbourne | 01202 767633 |

Winkworth



LOCATION

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. A peaceful stroll through the exotic woodlands of the chine brings you to Westbourne Village which offers an excellent range of independently owned shops, bars, coffee shops and restaurants.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



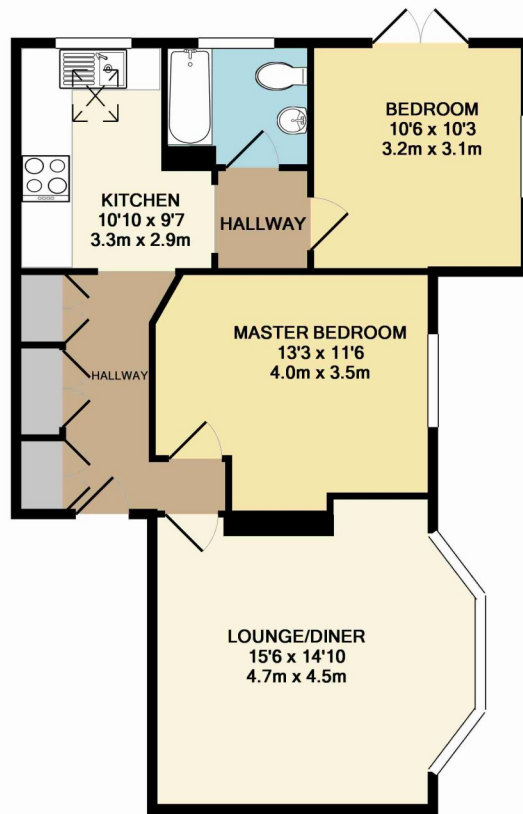
DESCRIPTION

The apartment can be accessed either via the private side entrance or the communal entrance which in turn leads to the hallway which offers a selection of storage cupboards.

The lounge is a large room that benefits from a beautiful bay window and features extremely high ceilings making it feel even more spacious. It has ample room for large living furniture as well as a dining table as required. The kitchen has been completed to a modern style, finished in white high gloss with wood block works tops, a mixture of stainless steel and integrated appliances. The kitchen enjoys views across the private rear garden and also profits from a Velux window and room for a breakfast table and stalls.

There are two double bedrooms with the second bedroom featuring double glazed patio doors that lead to the back garden. The master is of a generous size and provides ample room for free standing furniture. The tiled family bathroom is also a contemporary design and comprises of a panelled bat with overhead shower, wash hand basin and WC.

The rear garden can be accessed via the side gate at the front of the building or from bedroom two and has been mainly laid to lawn. There is a large shed suitable for external storage and it is very private. A garden of this size and style is extremely rare in this area and the property is pet friendly.



TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 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: C

TENURE: Leasehold – 91 Years Remaining

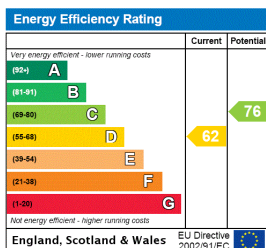
LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: £576 pa

GROUND RENT: £48 pa

AT A GLANCE

- Two Double Bedrooms
- Contemporary Kitchen
- Pet Friendly
- Close to Westbourne
- Modern Bathroom
- Private Rear Garden
- Allocated Parking
- Walking distance to the Beach
- Ground Floor



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