



**ALSAFA HEIGHTS, 121 ALUMHURST ROAD, ALUM CHINE, BOURNEMOUTH, BH4**

**£350,000 LEASEHOLD**

This superbly positioned ground floor two double bedroom apartment with sea glimpses is located on the clifftop in one of the most prestigious developments in Alum Chine. With the award winning sandy beaches just a stone's throw away and Westbourne Village which offers an excellent range of shops, bars and restaurants being within walking distance, this apartment is situated in a prime position.

Situated on the clifftop | Ground floor | Sea glimpses | Two double bedrooms | Two bathrooms | Spacious balcony | Stones throw to the beach | Off road parking | Walking distance to Westbourne

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 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.





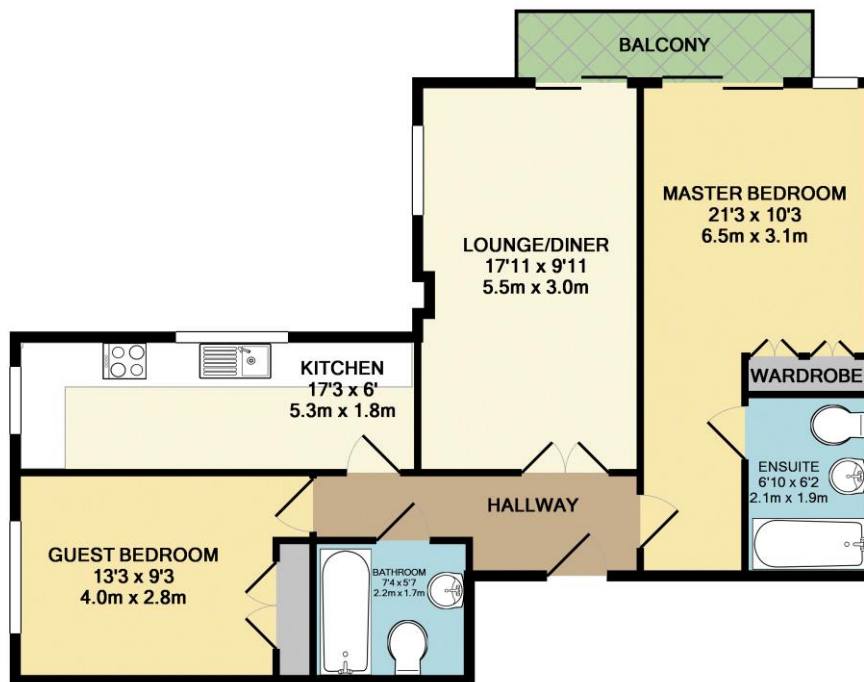
## DESCRIPTION

The property is accessed through the well maintained communal hallways via secure telephone entry system where the apartment can be found.

The lounge diner has plenty of space to accommodate a sofa suite as well as a dining table and chairs and has a large sliding patio door leading out onto the balcony which enjoys sea views and again is large enough for outdoor furniture if required. The kitchen has an extensive range of floor and wall mounted cupboard and drawer units with adjoining granite work surface areas, a built in 'AEG' stainless steel double oven with matching microwave oven above, an inset four ring gas hob with cooker hood above, a range of integrated appliances and a side and front aspect window.

Both bedrooms are double rooms with the master having access onto the balcony, a range of built-in wardrobes and an en-suite bathroom comprising a panel enclosed bath with wall mounted shower attachment and a folding shower screen, a low level WC and a wall mounted wash hand basin with vanity unit beneath. Both floors and walls are fully tiled. The second bedroom has a large double glazed window overlooking the front aspect and a range of built in wardrobes. The family bathroom comprises a three piece suite including a panel enclosed bath with shower attachment over, a low-level WC and a pedestal wash hand basin and the walls and floors are again fully tiled.

Outside, Alsafa Heights is situated in a prime position on the clifftop been just a stone's throw from the award-winning sandy beaches. There is an underground parking space conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 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:** E

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2500 PER ANNUM

## AT A GLANCE

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