



GROVELEY ROAD, ALUM CHINE, DORSET, BH4

£192,950 SHARE OF FREEHOLD

An immaculately presented two bedroom split level character apartment located within Alum Chine, just a short distance away from the local beaches as well as Westbourne village. The property offers bright accommodation, recently modernised bathroom, gas fired central heating, shared freehold and an allocated off road parking space. No Chain.

Two Bedrooms | Split Level | Character Features | New Bathroom |
Close to Beach | Eaves Storage | Shared Freehold | Allocated
Parking Space

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.



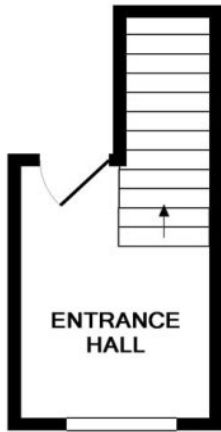
DESCRIPTION

The property is accessed via a secure communal entrance where a flight of stairs lead to the first floor and the door to the apartment itself. The entrance hallway is extremely bright with a large sash window, fitted storage and a beautiful wooden floor. A flight of stairs then within the apartment leads up to the top floor of the building.

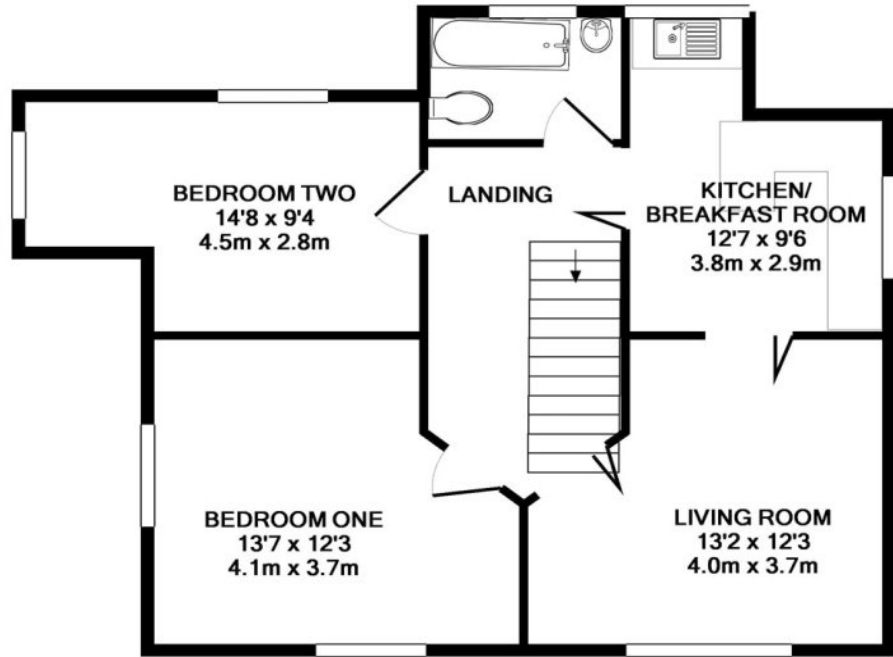
The lounge enjoys a dual aspect and also benefits from access into one of many eaves storage openings. The modern kitchen is accessed just off the lounge and can also be accessed from the landing too. It includes a range of base and eye level units with space and plumbing for domestic appliances.

There are two double bedrooms both with bright windows and space for wardrobes and drawers as required. Part of the second bedroom is currently used as a useful study area (pictured). The luxurious bathroom has been modernised to a high standard with neutral tiling, bath/shower, WC, wash hand basin and a heated towel rail.

Outside there is an allocated parking space conveyed with the apartment. Viewing recommended.



GROUND FLOOR
APPROX. FLOOR
AREA 95 SQ.FT.
(8.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 640 SQ.FT.
(59.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 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

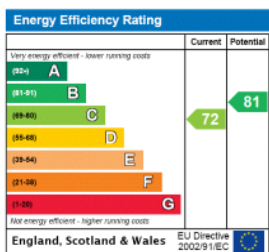
TENURE: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: TBC

AT A GLANCE

- Two Bedrooms
- Split Level
- Character Features
- New Bathroom
- Close to Beach
- Eaves Storage
- Shared Freehold
- Allocated Parking Space



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