



**ALUMHURST ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4**

**£165,000 LEASEHOLD**

A bright, spacious and modern one bedroom first floor apartment set in a character development which sits just a short level walk from the popular shops, bars and restaurants in Westbourne whilst also being close to the beach at Alum Chine.

Character development | First floor | Large lounge diner | Good size bedroom | Modern kitchen & bathroom | Allocated tandem length car park space | Pets allowed with permission

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.





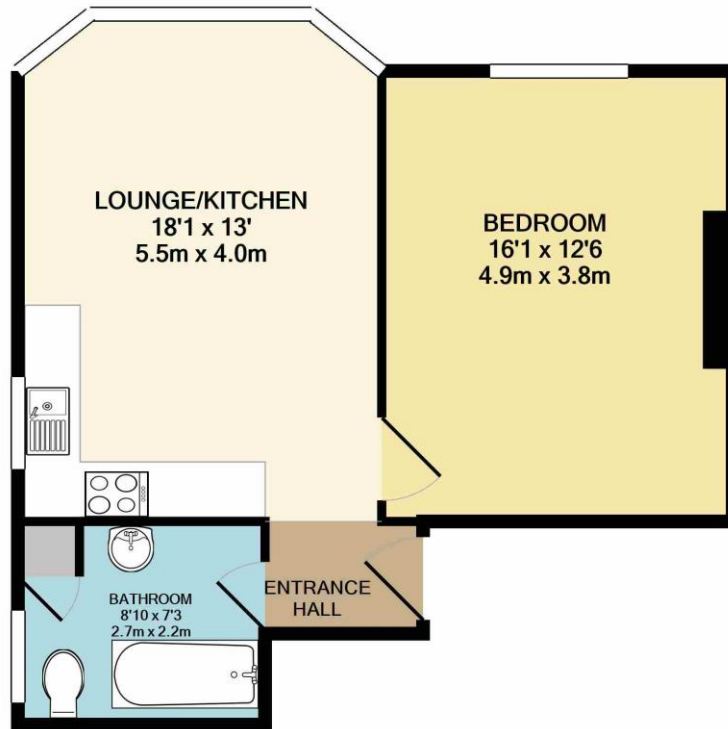
## DESCRIPTION

The property is situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. A private front door then leads into the entrance hall.

The large lounge diner is a particular feature of the property having ample space for a dining table and benefiting from a bay window to front aspect. The modern kitchen is open plan to the lounge and is fitted with a range of base and eye level work units alongside an island and there is space and plumbing for domestic appliances.

The bright bedroom is a good size double room with a large window to front aspect and space for free standing furniture. The bathroom is tiled and comprises of a contemporary white suite to include WC, wash hand basin and panelled bath.

A tandem length allocated parking space is conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 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*

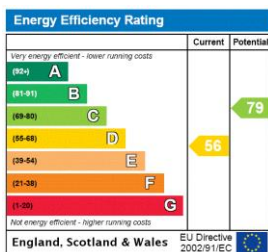
**COUNCIL TAX BAND:** A

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Character development
- First floor
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