Alumhurst Road, Dorset, BH4

2 2 1

£245,000 *Share of Freehold*

An incredibly bright and spacious two bedroom ground floor flat. Perfectly situated in Alum Chine, near to the beach and just a short walk away from Westbourne.

Well presented throughout and offered with vacant possession.

KEY FEATURES

- Private entrance
- Two large double bedrooms
- Spacious lounge
- Modern bathroom
- Kitchen diner
- Allocated parking
- Vacant possession

Westbourne

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DESCRIPTION

Nestled in the sought-after Alum Chine area, this impressive ground floor flat is offered for sale with vacant possession. Enjoy the privacy and convenience of your own private entrance, leading into a beautifully presented home with an abundance of character, courtesy of a sensitive conversion.

The property boasts two generous double bedrooms, each offering ample space for furnishings and storage. The heart of the home is a bright and spacious lounge, perfect for relaxing or entertaining guests. Adjacent is a modern kitchen diner, thoughtfully designed for both practicality and style, ideally suited for those who enjoy cooking and dining at home. The contemporary bathroom is finished to a high standard, providing a fresh and inviting space to unwind.

Allocated parking offers added peace of mind and convenience, a real bonus in this desirable location. Step outside and you'll find yourself just a short walk from the vibrant boutiques and cafés of Westbourne, as well as the picturesque sandy beaches of Alum Chine—perfect for weekend strolls or sunny afternoons by the sea. Excellent transport links ensure that getting around Bournemouth and beyond is simple and stress-free.

LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

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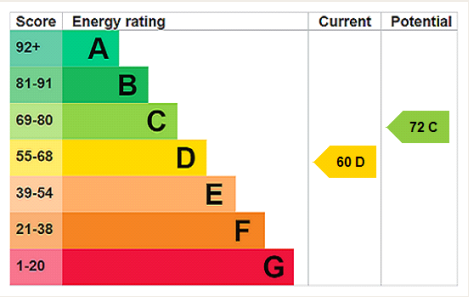
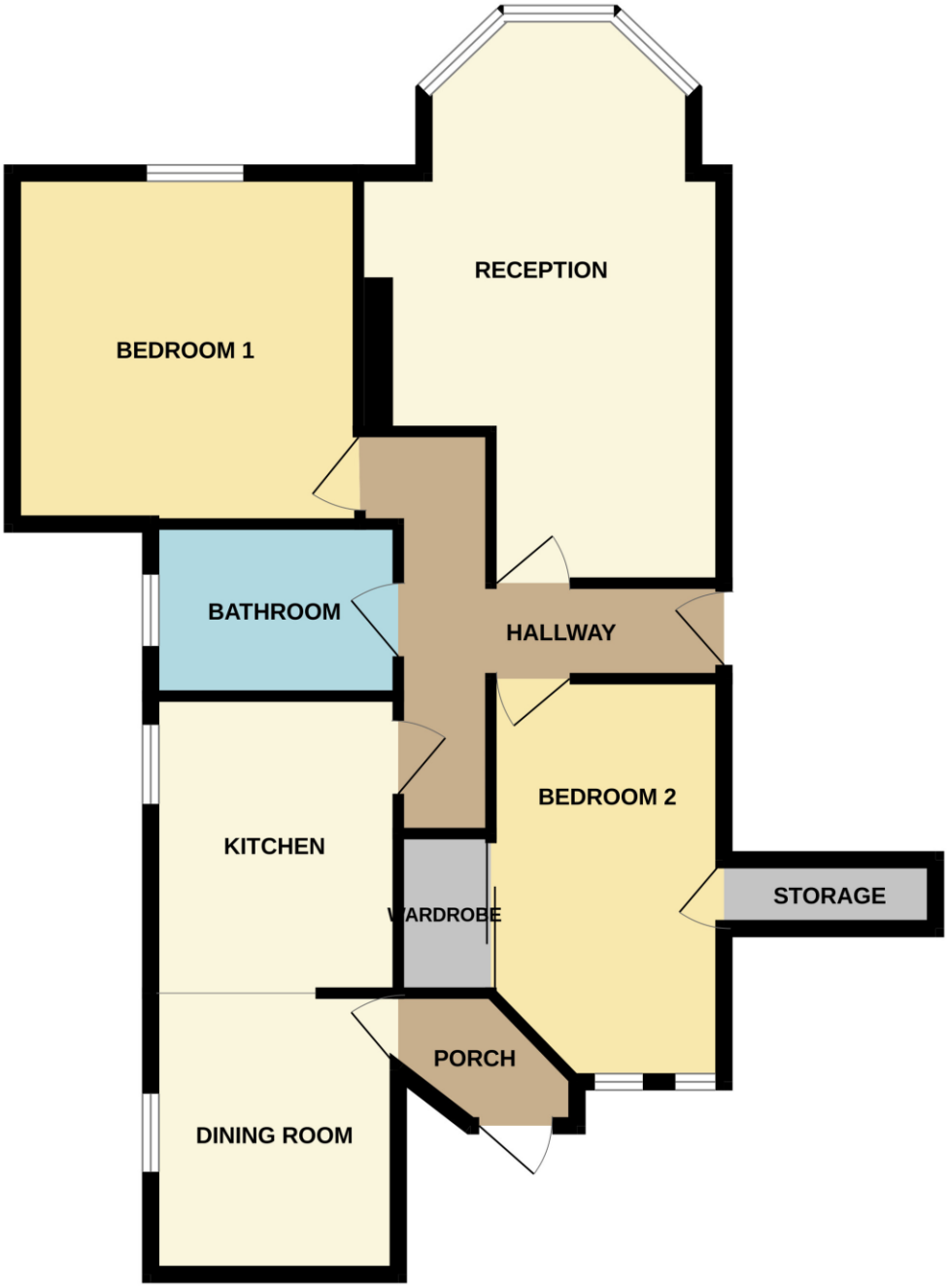
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold
Term: 1080 year and 2 months
Service Charge: £1928 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: D



GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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