



BURNABY ROAD, BOURNEMOUTH, DORSET, BH4

GUIDE PRICE £240,000 SHARE OF FREEHOLD

This exceptionally bright and spacious split level apartment is situated just minutes walk to the award winning sandy beaches at Alum Chine and is just a short distance from the excellent range of individual shops, bars and restaurants at Westbourne Village. The apartment is presented in a modern style throughout and offers versatile living accommodation with a particularly spacious kitchen breakfast room. Viewing highly recommended

Two Double Bedrooms | Walking Distance to the Beach | Modern Accommodation Throughout | Large Kitchen Breakfast Room | Light and Spacious Landing Area | Close to Westbourne | Top Floor | Allocated Parking Space | Share of Freehold

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

This split level apartment is accessed via the well-presented communal hallways where stairs provide access to the first floor landing. Entry to the apartment is gained on the first floor via a private door where you are greeted by stairs leading to an open and bright landing area which benefits from a wonderful atrium style skylight.

The accommodation is extremely well laid out with the kitchen being accessed from a small hallway area that has ample room for storage. The kitchen breakfast room features a central island suitable for stool seating and had a contemporary wooden finish. There is a integrated Neff oven with electric hob and space and plumbing for free standing domestic appliances. The kitchen offers an excellent range of cupboard and drawer units as well as plenty of worktop area and benefits from being open to the living area, only separated by a three small stairs. The characterful living room is modern and provides ample space for a dining table as well sofa suites.

There are two well appointed double bedrooms found to the front of the property that are bright and spacious and profit from double glazed windows and luxury grey carpets. The master bedroom is also complete with built in wardrobes with mirrored sliding doors and has ample room for additional free standing furniture. From the landing, a family bathroom can be found which is fitted to include, wooden panel bath with shower attachment, low level WC, bidet and wash hand basin. There is also the added benefit of a separate cloakroom.

Outside, the property is just minutes' walk to the sandy beaches and has one allocated parking space. There is also on road parking available in both adjacent roads.



GROSS INTERNAL AREA
 FLOOR 1: 48 sq ft, FLOOR 2: 703 sq ft
 REDUCED HEADROOM BELOW 1.5M: 395 sq ft
 TOTAL: 1146 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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: £360 PA

AT A GLANCE

- Two Double Bedrooms
- Walking Distance to the Beach
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- Large Kitchen Breakfast Room
- Light and Spacious Landing Area
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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