



ALUMHURST ROAD, BOURNEMOUTH, BH4

£220,000 LEASEHOLD

A beautifully presented two bedroom two bathroom ground floor apartment situated between both Westbourne and Alum Chine beach. The property benefits from a spacious lounge diner, modern fittings, separate kitchen, private entrance, double glazing and en suite to master bedroom.

Two Bedrooms | Ground Floor | Modern Fittings | Close to Beach | Two Bathrooms | Large Lounge Diner

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.

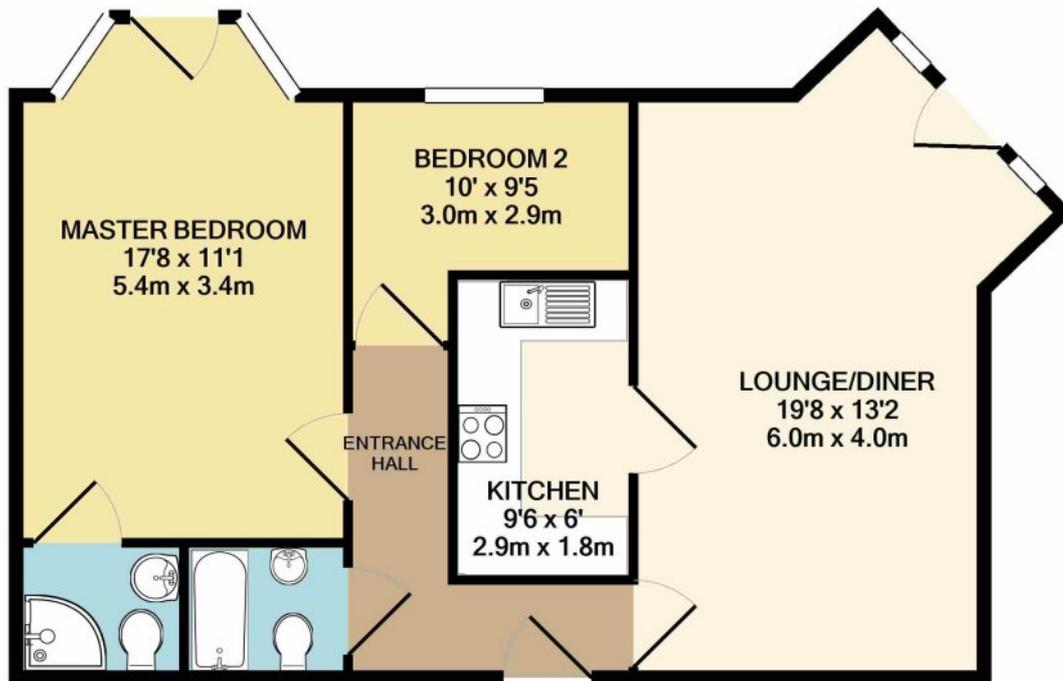


DESCRIPTION

The property can either be accessed via the well presented and secure communal hallway or a private double glazed door which gives direct access to the apartment. The hallway includes doors to principal rooms.

The spacious lounge diner includes a double glazed patio door with windows either side and provides access to the front. There is also ample room for a dining table and chairs. The separate kitchen includes modern base and eye level work units with space and plumbing for domestic appliances.

There are two bedrooms, the master of which is a generous double room and includes a bay window with patio door as well as a luxurious fully tiled en suite shower room. The main bathroom comprises panelled bath, WC and wash hand basin.



TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.1 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

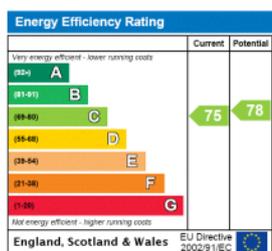
TENURE: Leasehold – 108 Years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1300 per annum

AT A GLANCE

- Two Bedrooms
- Ground Floor
- Modern Fittings
- Close to Beach
- Two Bathrooms
- Large Lounge Diner



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