



WESTBOURNE PARK ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

OIEO £600,000 FREEHOLD

This large detached house requires modernisation throughout and offers HUGE POTENTIAL having extremely versatile accommodation. Being situated in a prime position just a short distance from the excellent range of shops, bars and restaurants in Westbourne Village as well as having the award winning sandy beaches within walking distance, this an opportunity not to be missed.

Detached family house | In need of refurbishment | Six bedrooms | Four reception rooms | Two bathrooms | Westerly aspect garden | Situated between beach and shops

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

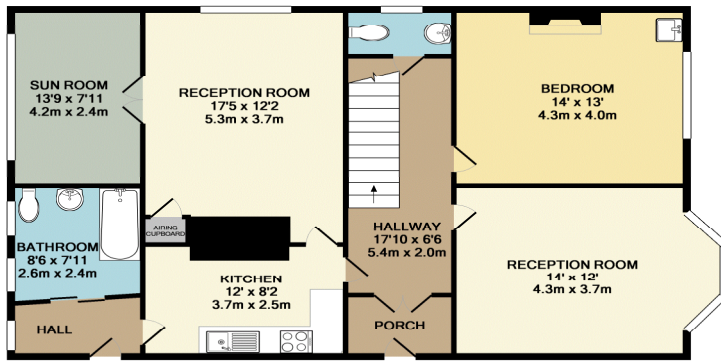
The house is accessed through a porch on the side of the house which in turn leads into the spacious hallway.

There are two large reception rooms to the front aspect, one of which has a beautiful bay window making it a very bright room. To the rear, there is a kitchen which has doors leading into the lounge and a rear hallway where a ground floor bathroom is accessed. From the lounge double doors lead into the sun room which overlooks the gardens.

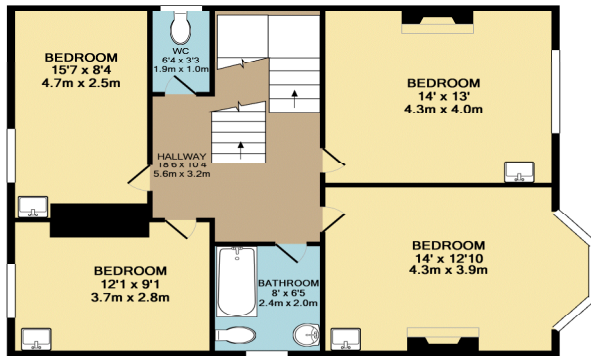
On the first floor, there are four double bedrooms. The master bedroom is situated at the front and has a lovely bay window, a beautiful feature fire place and lends itself perfectly for the addition of an en-suite. There is also a family bathroom on this floor which is fitted with a white suite and has a side aspect window.

From the first floor landing, a staircase provides access to the second floor where a further two rooms can be found.

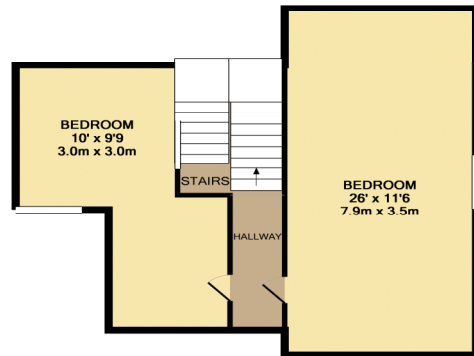
Outside, to the rear is a pretty walled garden which faces west and enjoys the sun in the afternoons. There is a garage for storage situated at the rear of the house.



GROUND FLOOR
APPROX. FLOOR
AREA 1027 SQ.FT.
(95.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 827 SQ.FT.
(76.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 556 SQ.FT.
(51.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2410 SQ.FT. (223.9 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

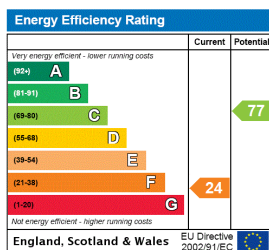
COUNCIL TAX BAND: E

TENURE: Freehold

LOCAL AUTHORITY: Bournemouth

AT A GLANCE

- Detached family house
- In need of refurbishment
- Six bedrooms
- Four reception rooms
- Two bathrooms
- Westerly aspect garden
- Situated between beach and shops



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