



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

**£899,950 FREEHOLD**

A beautiful character detached residence situated in the heart of Alum Chine which boasts award winning beaches whilst also being a short walk to the popular shops, bars and restaurants in Westbourne. The house offers incredibly bright and spacious accommodation throughout with many original features alongside a good size rear garden and ample off road parking to the front.

Detached character house | Four bedrooms | Three reception rooms |  
Kitchen diner | Two bathrooms | Good size rear garden | Garage and off  
road parking

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.



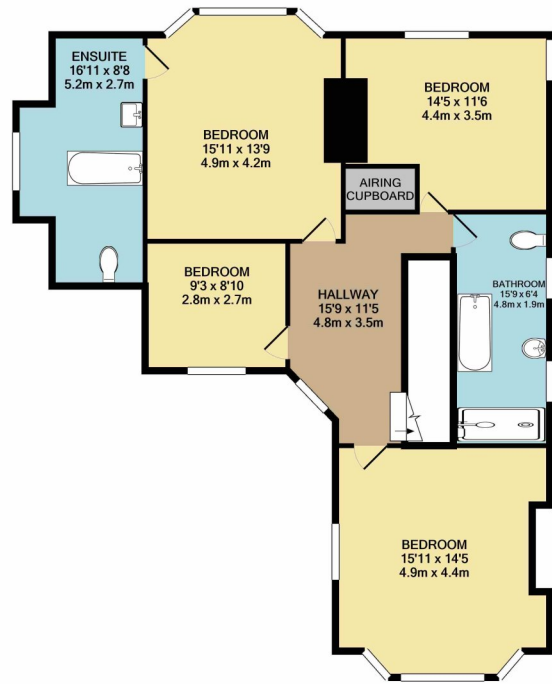
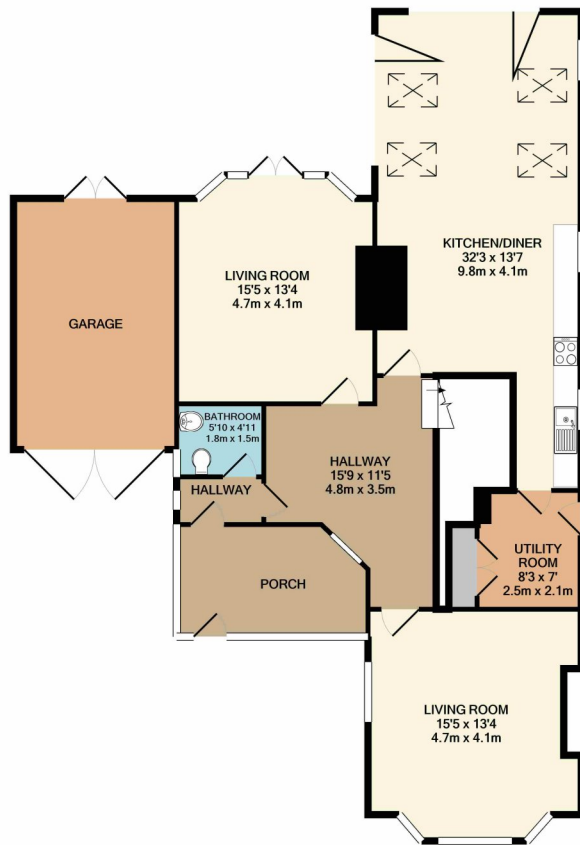
## DESCRIPTION

The property is approached via a gravel driveway with parking for several cars ahead of a garage. There is a front garden with mature trees which offer seclusion from the road. A white wooden porch leads to the front door and in to the entrance hallway.

Downstairs there are three good size & versatile reception rooms; one to front aspect with a fire place, one overlooking the rear garden with a fire place and one which sits in the extended kitchen diner with dual bi-fold doors and a contemporary log burner and views over the garden. The kitchen diner is fitted with a range of base and eye level work units with integrated appliances and a large area for a dining table. There is also a utility room with space and plumbing for domestic appliances.

Upstairs there are four bright bedrooms; three are good size double rooms with the added benefit of an ensuite to the master bedroom with a roll top bath. There is a slightly smaller fourth bedroom. The family bathroom comprises of a contemporary suite to include a modern roll top bath, walk in double size shower, WC, wash hand basin and a wall mounted heated towel rail.

The rear garden is predominantly laid to lawn with a paved area for outside dining and mature shrubs and trees. The garage has a front and rear entrance from the driveway and into the rear garden. There are solar panels fitted to the roof which generate an annual income and reduce the electricity bills.



TOTAL APPROX. FLOOR AREA 2273 SQ.FT. (211.1 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

*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*

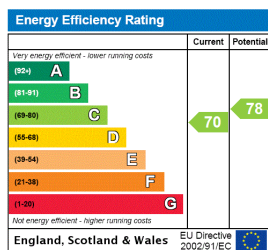
**COUNCIL TAX BAND: G**

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP Council

**AT A GLANCE**

- Detached character house
- Four bedrooms
- Three reception rooms
- Kitchen diner
- Two bathrooms
- Good size rear garden
- Garage and off road parking



Westbourne | 01202 767633 |

