



ALUM CHINE ROAD, BOURNEMOUTH, DORSET, BH4

£265,000 SHARE OF FREEHOLD

An incredibly bright, converted top floor split-level apartment conveniently situated just a short (0.3 mile) level walk from the excellent range of shops, bars, restaurants and coffee shops in Westbourne Village. The property has the added benefit of no forward chain.

Two double bedrooms | Study/snug area | Top (2nd) floor | Incredibly bright | Contemporary kitchen with integrated appliances | Luxury shower room | En-suite's to both bedrooms | Off road parking | Short level walk to Westbourne | No Onward Chain

Westbourne | 01202 767633 |

Winkworth



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 postcode on www.checker.ofcom.org.uk



DESCRIPTION

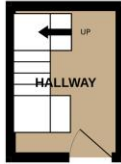
The apartment is accessed through the well-maintained communal entrance hallways where stairs lead to the first floor landing where the apartment can be found.

A doorway on the first floor leads into the entrance hallway with an understairs storage cupboard where a turn back staircase leads to the spacious top floor landing. As soon as you enter this property, you realise how incredibly bright this apartment is with a skylight flooding the hallway with light.

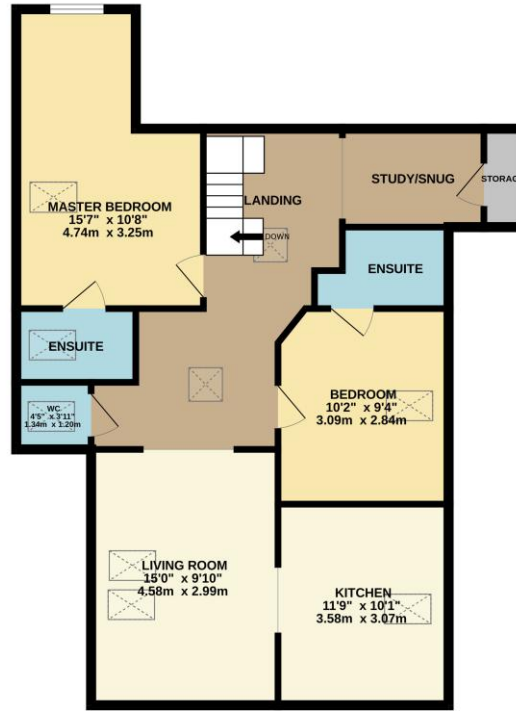
The lounge is a double aspect room enjoying a pleasant aspect and having space for a sofa suite and chairs as required. From the lounge, an archway leads through to the kitchen which is fitted with an extensive range of contemporary high-gloss cupboard and drawer units with adjoining work surface areas and a range of integrated appliances and has a large 'Velux' style opening window.

The master bedroom is another double aspect room and will accommodate a double bed and bedroom furniture or wardrobes as required. There is an en-suite shower room to the master comprising a corner shower, a low-level WC and an inset wash hand basin with a vanity unit beneath. The second bedroom is another bright double room with a 'Velux' style window also benefiting from its own en suite bathroom. There is also a study area open plan to the landing which would make an ideal home office or a snug area. The apartment also benefits from a separate WC located off the hallway.

GROUND FLOOR
57 sq ft. (5.3 sq m.) approx.



1ST FLOOR
368 sq ft. (34.0 sq m.) approx.



TOTAL FLOOR AREA: 926 sq ft. (86.0 sq m.) approx.
While 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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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 993 Years

LOCAL AUTHORITY: BCP

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

AT A GLANCE

- Two double bedrooms
- Study/snug area
- Top (2nd) floor
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