



Alumhurst Road, Dorset, BH4

£188,000 *Leasehold*



A very spacious one bedroom first floor apartment which is situated within a modern purpose-built development set in the popular Alum Chine area which boasts award winning beaches and easy access to the popular shops, bars and restaurants in Westbourne. Offered with vacant possession.

KEY FEATURES

- Modern purpose-built development
- First floor
- One double bedroom
- Large lounge diner
- Contemporary kitchen and bathroom
- 0.7 miles to the beach
- Offered with vacant possession



Westbourne

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DESCRIPTION

The apartment is situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

The bright lounge diner is a particular feature of the property with a large window and space for a sizable table. The contemporary kitchen is fitted with a range of base and eye level work units with integrated appliances.

There is an incredibly spacious bedroom with room for freestanding furniture. The bathroom is tiled comprises of a suite to include WC, wash hand basin and panelled bath with shower above.





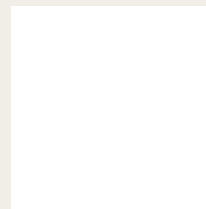
LOCATION

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

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN250501>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Leasehold

Term: 107 year and 0 months

Service Charge: TBC

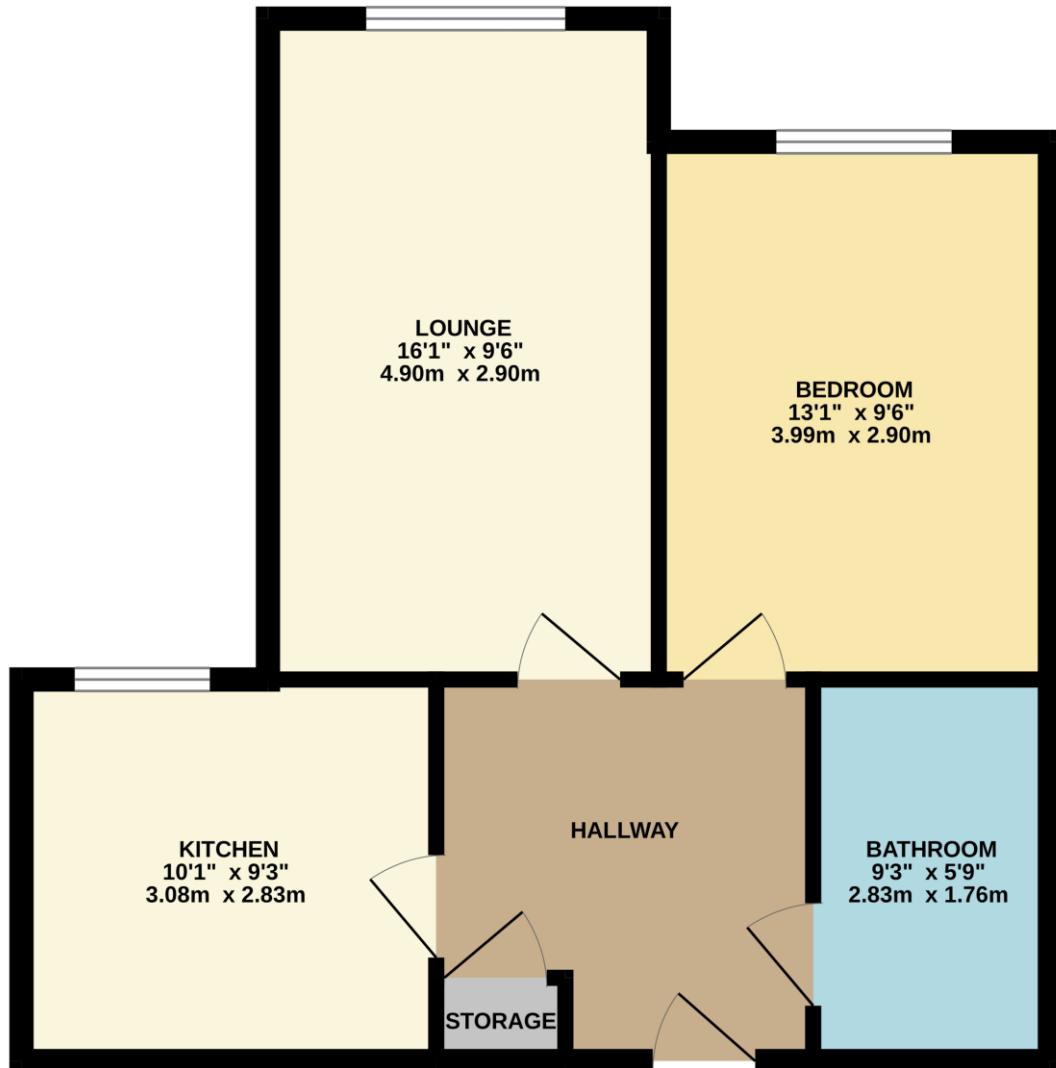
Ground Rent: £ 200 Annually (subject to increase)

Council Tax Band: B

EPC rating: B

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

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

Whilst 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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