



ALUMHURST ROAD, ALUM CHINE, DORSET, BH4

£269,950 SHARE OF FREEHOLD

An exceptionally spacious two double bedroom ground floor, garden apartment located just a stone's throw from Westbourne village with all its coffee shops and amenities. Benefiting from abundance of character features this conversion property must be viewed to be appreciated and is just a short walk from the sandy beaches of Alum Chine. Further features include a cellar suitable for storage, allocated parking, private courtyard garden and gas fired central heating.

Character Conversion | Spacious Accommodation | Two Double Bedrooms | Cellar | Walking Distance to Westbourne | Large Living Room | Allocated Parking | Close to the Beach

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.



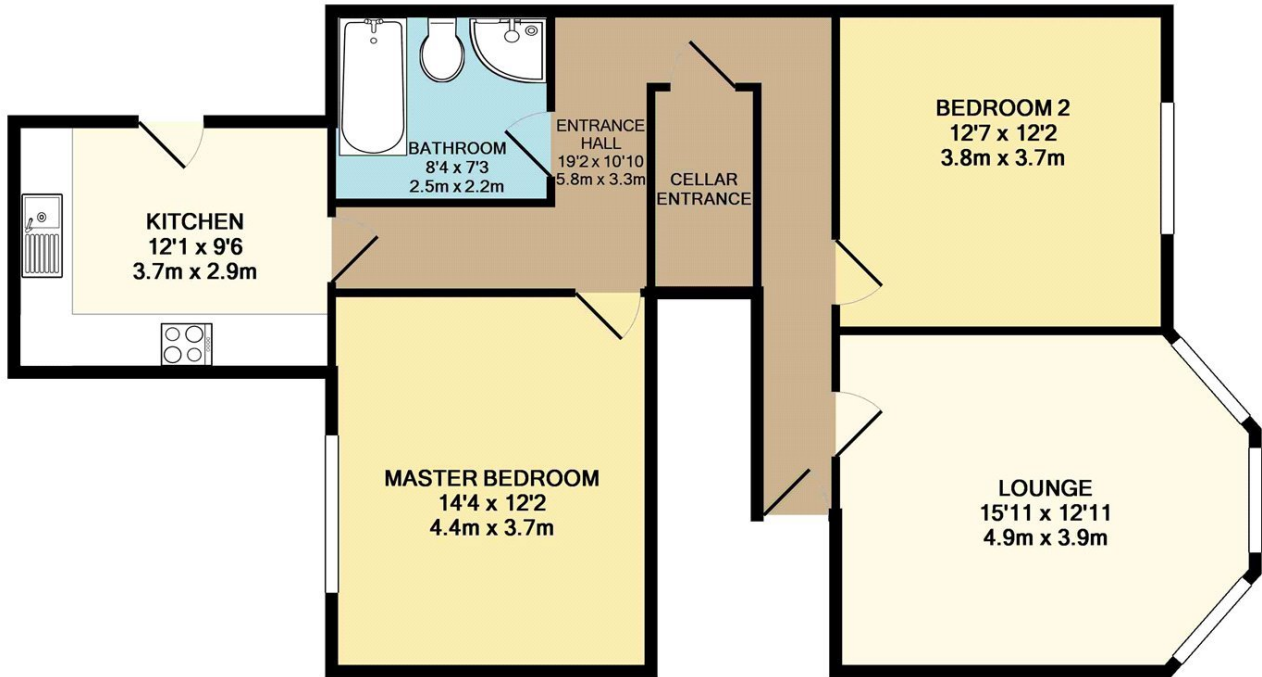
DESCRIPTION

The property occupies a convenient position and there is a large driveway to the front with an allocated off road parking space. The apartment is accessed via a secure communal door to the side of the building which leads to doors to the ground and first floor flats. The entrance hallway has wooden flooring and stretches the length of the property providing doors to all of the principal rooms as well as an extremely unique cellar space. Currently used for storage this a large space with good potential to be utilised differently.

The lounge is a good size room with high ceilings and bay window with a westerly aspect. The recently updated kitchen is very spacious and is located to the rear of the development. Including tiled flooring and splashback, dual aspects and a range of base and eye level work units with integrated appliances. There is ample for room for a large breakfast table and a door to the private courtyard.

There are two generous double bedrooms with ample space for wardrobes and drawers as required, one has the front aspect and the other faces the back. Both rooms are light and airy and include the same character features found throughout. The main family bathroom has been modernised throughout to include, new tiling, panelled bath with additional corner shower cubicle, WC and wash hand basin.

Outside there is a rear courtyard garden which is paved as well as a section suitable for a small exterior dining table and chairs.



TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.4 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

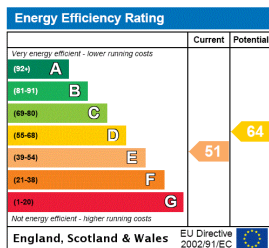
TENURE: Share of Freehold

LOCAL AUTHORITY:

SERVICE CHARGE: As & When

AT A GLANCE

- Character Conversion
- Spacious Accommodation
- Two Double Bedrooms
- Cellar
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