



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

**£300,000 LEASEHOLD**

A spacious and extremely well appointed three bedroom three bathroom first floor apartment situated in the popular Westbourne Park Road. Just a short walk away from the beaches at Alum Chine as well as Westbourne village only a few minutes away. The property benefits from modern spacious accommodation throughout, open plan kitchen living room, large double glazed windows, balcony, parking space and a garage.

Three Bedrooms | Spacious Living | Close To Beach | Modern Fittings |  
Balcony | Garage & ORP

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

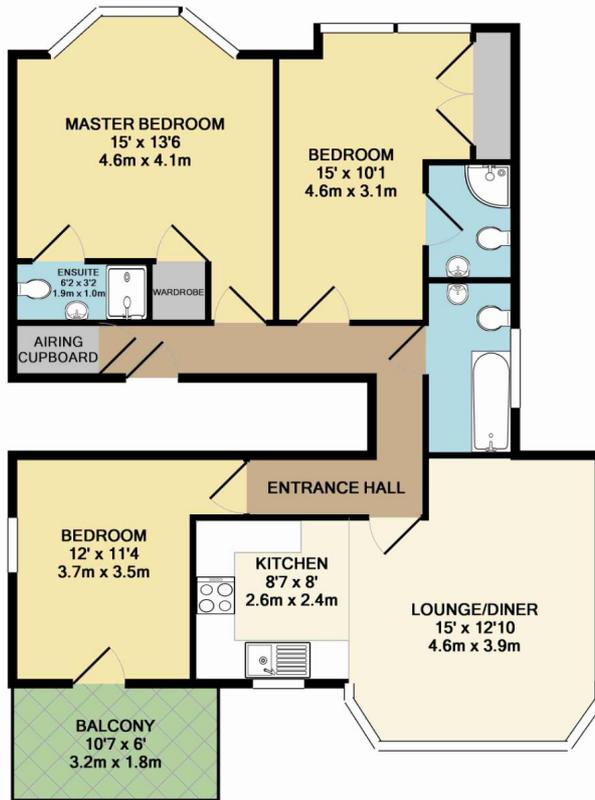
The apartment is accessed via a well presented communal hallway where a flight of stairs lead to the first floor and the private entrance door. The hallway includes a large storage cupboard and doors to principal rooms.

There is a bright open plan kitchen/dining/living room with a large double glazed bay window overlooking the rear gardens. The kitchen consists of a range of base and eye level work units with integrated appliances and space and plumbing for a washing machine.

There are three good sized bedrooms, two of which have the added benefit of en suite shower rooms. The third bedroom is still of good size and has been used as an office space, a door from here leads to the private decked balcony suitable for a table and chairs.

There is also a family bathroom with a panelled bath, wash hand basin, WC and a large side window.

Outside there is an allocated parking space and a garage which is conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.1 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 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:** Leasehold

**LOCAL AUTHORITY:** Bournemouth

**SERVICE CHARGE:** £1430 pa

**GROUND RENT:** £200 pa

## AT A GLANCE

- Three Bedrooms
- Spacious Living
- Close To Beach
- Modern Fittings
- Balcony
- Garage & ORP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
89-91	A		
81-88	B		
69-80	C		76
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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