



## FLAT 3, ALUMDALE ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

### **£195,000 LEASEHOLD**

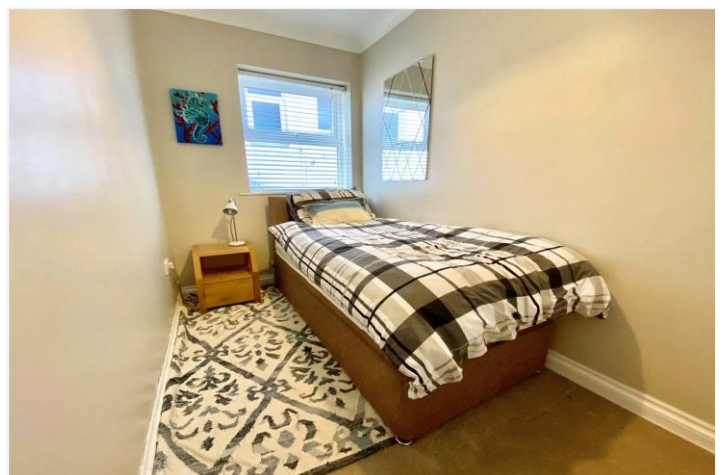
This two bedroom first floor apartment is set in a fantastic position in Alum Chine near to the walk way leading to the beach. Westbourne is a short walk away and benefits from a range of popular shops, bars and restaurants. Offered with vacant possession.

Character conversion | First floor | Two bedrooms | Large lounge |  
Modern Fitted kitchen | Contemporary bathroom | Gas fired central  
heating | Double glazing | Street 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 1 hour 30 minutes 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

This character conversion boasts two bedrooms, a large lounge, a modern fitted kitchen, and a contemporary shower room. The property is equipped with gas fired central heating and double glazing, ensuring comfort and efficiency year-round.

Conveniently located, the entrance to Alum Chine is just at the end of the road, while the vibrant area of Westbourne is a short walk away. The award winning beach is only 0.4 miles away.

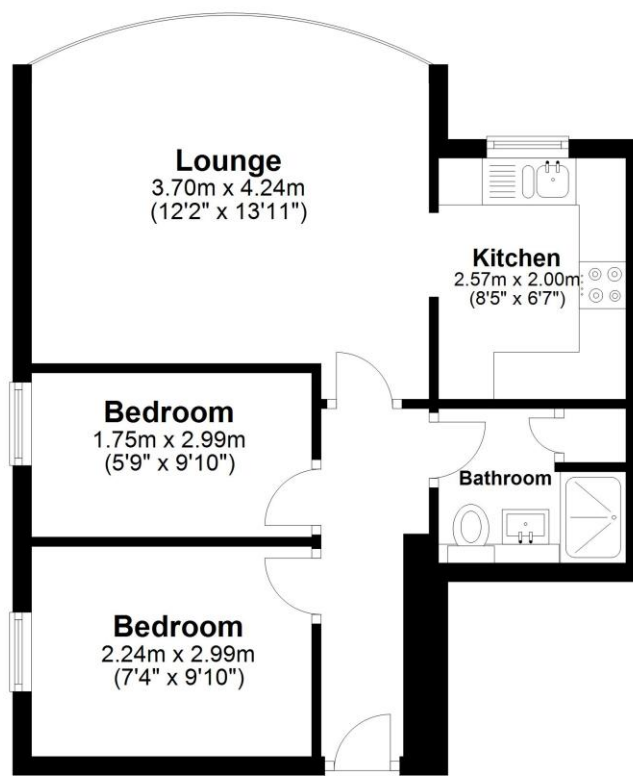
Ideal for those seeking a comfortable and well-connected home in a sought-after location, this property is now available for sale. Don't miss the opportunity to explore this delightful flat in Alum Chine.

Please note that on-street parking is available



## Ground Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 39.1 sq. metres (421.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

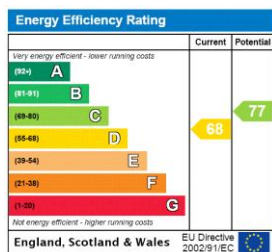
*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** B

**TENURE:** Leasehold 105 years remain

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1800



## AT A GLANCE

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- First floor
- Two bedrooms
- Large lounge
- Modern Fitted kitchen
- Contemporary bathroom
- Gas fired central heating
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- Street Parking

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