

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

### **£315,000 LEASEHOLD – 979 YEARS REMAINING**

This bright and incredibly spacious three bedroom split level maisonette measuring almost 1500 square feet is situated just a stone's throw from the wooded chine and winding pathways which lead to the award-winning sandy beaches at Alum Chine in one direction and Westbourne Village in the other. Offering well presented and versatile accommodation, new carpets throughout, it's own private entrance and being situated in a prime position in a quiet road, this apartment must be viewed to be appreciated.

Two/three double bedrooms | Split level maisonette | Private entrance |  
One/two reception rooms | Spacious southerly aspect lounge | South  
facing balcony | Off road parking | Short walk to award-winning beaches |  
Walking distance to Westbourne village | 1491 Sq Ft

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 is accessed at the side of the building through it's own private entrance where stairs lead to the first floor landing.

The landing/hallway area is bright and gives an immediate feeling of space upon entering the property. There is a cloakroom accessed from this hallway. The lounge is a bright and spacious southerly aspect room with a large bay window flooding the room with light to the front, plenty of space for a sofa suite and dining table and chairs and is open plan through a large archway into the kitchen. The kitchen area has an extensive range of floor and wall mounted cupboard and drawer units, adjoining work surface areas, a stainless steel 'range' style oven with five burner gas hob above and matching cooker hood, built in microwave in style that compliments the kitchen, a range of integrated appliances and a breakfast bar area.

Also on this floor is a second reception room which lends itself to be used either as a third bedroom or dining room and again enjoys southerly aspect and has a door leading out onto a balcony.

From the landing stairs lead to the second floor where two further bedrooms can be found. The master bedroom is a large double bedroom which has a further alcove which would make an ideal study or dressing area. There is also an ensuite shower room attached to the master bedroom. There is a further family bathroom on this floor which is finished in a modern style and includes a panel enclosed bath, corner shower cubicle, low level wc and a pedestal wash hand basin.

TOTAL APPROX. FLOOR AREA 1491 SQ.FT. (138.5 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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2ND FLOOR  
 APPROX. FLOOR AREA 820 SQ.FT. (76.1 SQ.M.)

*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: D**

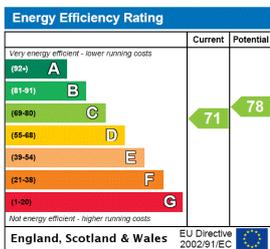
**TENURE:** Leasehold - 979 Years remaining

**LOCAL AUTHORITY:** Bournemouth

**SERVICE CHARGE:** £1000 per annum

**AT A GLANCE**

- Two/three double bedrooms
- Split level maisonette
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- One/two reception rooms
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- South facing balcony
- Off road parking
- Short walk to award-winning beaches
- Walking distance to Westbourne village



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