



ALUMHURST ROAD, WESTBOURNE, DORSET, BH4

£160,000 LEASEHOLD

A bright and well presented one double bedroom first floor apartment perfectly situated just a short level walk from the shops, bars and popular restaurants in Westbourne whilst also being close to the beach. The property is in good order throughout and would make an ideal first time buy.

First floor | One double bedroom | Bright lounge | Modern kitchen |
Contemporary bathroom | Allocated parking | Central location

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

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

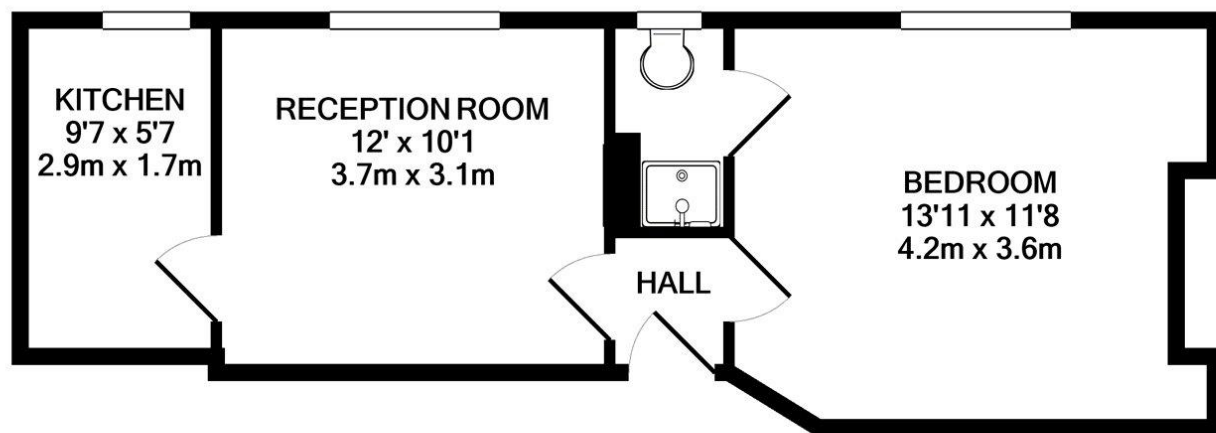
The property is situated on the first floor and can be accessed via a flight of stairs through communal hallways. A private front door then leads into the entrance hall.

There is a bright lounge diner with a rear facing window and space for a dining table. The kitchen is accessed via the lounge and is fitted with a modern range of base and eye level work units with space and plumbing for domestic appliances.

There is an exceptionally spacious double bedroom with room for freestanding furniture and enjoying views towards the rear of the property. The shower room is accessed via the master bed room and is fitted with a low-level WC, wash hand basin and a cubicle shower.

An allocated parking space is conveyed to the property.

In 2026 the building is having an overhaul. A new roof is being fitted, external areas re-decorated, communal hallways are being re-decorated and new carpets fitted. The current owner will be covering the cost of these works.



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: A

TENURE: Leasehold 154 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2200 per annum

AT A GLANCE

- First floor
- One double bedroom
- Bright lounge
- Modern kitchen
- Contemporary bathroom
- Allocated parking
- Central location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	52 E	
21-38	F		
1-20	G		

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