

FOR SALE

Flat 1, Warwick Court,  
Alumhurst Road, Alum Chine,  
Bournemouth, Dorset BH4 8HR



PHILIPPA SOLE



£275,000

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Less than 500m to Alum Chine Beach

Delightful character conversion

Two double bedrooms, plus two shower rooms

Parking for 2 vehicles

2 private sheds

Vendor found

Lots of outside seating areas

Lease 150 years from 1997

Council Tax Band C - £1909.11

Maintenance £1577.51 per annum and Ground Rent £300 per annum.

Leasehold

## About this property

An absolutely charming ground apartment with two bedrooms and two shower rooms, positioned within a converted Edwardian building of only 7 apartments. Providing 2 parking spaces, garden and storage sheds. Nestled in the heart of Alum Chine and yet close to all amenities, transport links and less than 500m from the beach.

Whether this is your main or second home, every day will feel like a holiday when living in this location. There are so many attractions nearby as well as the award winning beaches. For the water sports enthusiast, including paddle boarding and windsurfing, lessons and activities can be found at the world famous Sandbanks which is approximately 2 miles away. For the nature lover, the wooded chines and parklands are either walking distance or a short car journey away.

Offered for sale is this beautifully presented, ground floor apartment, which has been decorated to enhance the period of the building, with high ceilings and large windows this property can not help but flood with light. The heart of this apartment is the west facing lounge/dining room with a stunning feature fire place with tiled detail and Oriel window to the side. The kitchen is fitted with a range of floor and wall mounted cupboards and space for various appliances (certain items are available to purchase subject to negotiation). The principal bedroom, with large box bay window, is a stunning room with ample storage and en suite shower room. Bedroom two is serviced by the family shower room.

Outside, there are many seating areas to capture the sun through the day. The communal walled garden to the rear of the building enjoys the morning and early afternoon sun. A secure, gated communal courtyard to the side of the property, where the present owner has their own seating and dining area, leads to two wooden storage sheds and lawned garden to the rear. The original front verandah, with decorative ironwork and tiled flooring, is perfectly placed to enjoy the afternoon sun.

Please note that the residents have the right to manage the block.

## Location

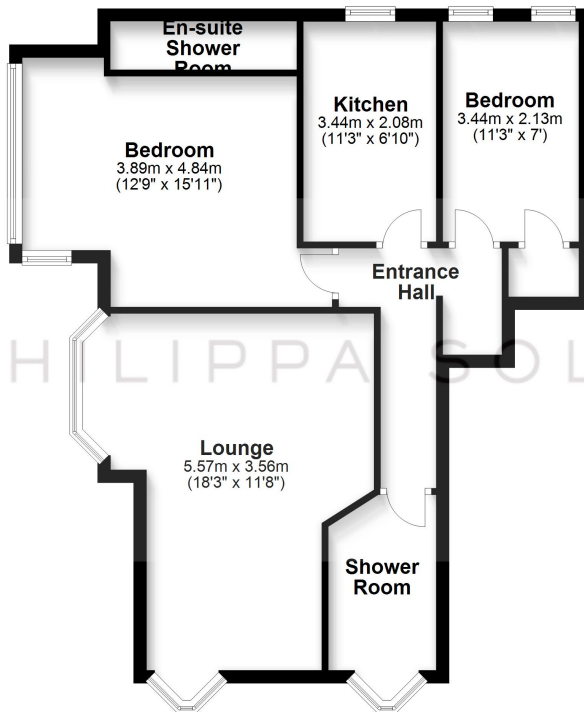
Located in a much sought-after road, just 400m from a choice of award winning beaches. The local village of Westbourne with its Marks and Spencer food hall and array of restaurants, bars and boutique shops is less than a mile away. The local train station at Branksome offers a direct line into London Waterloo in approximately two hours.





### Ground Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



Total area: approx. 64.7 sq. metres (696.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		63	72
EU Directive 2002/91/EC			

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