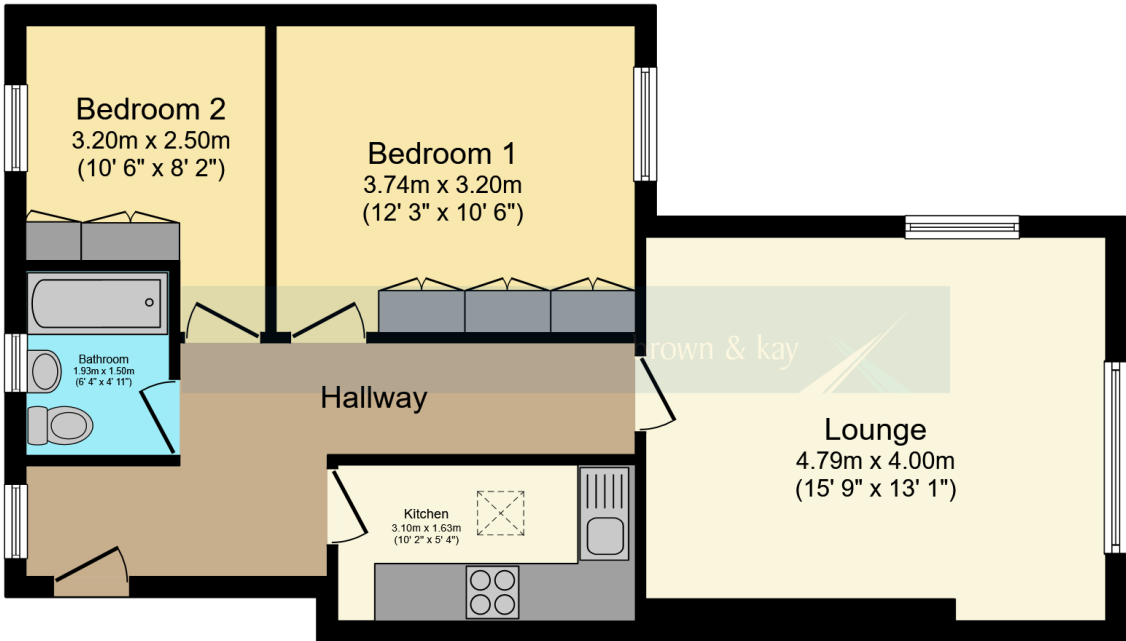




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 5, 7 Alumdale Road, ALUM CHINE, Dorset BH4 8HX

£260,000

The Property
Calling all beach lovers! Are you looking for a two-bedroomed apartment with sea glimpses within a 5-minute walk to the award-winning Alum Chine beach? Then this delightful property could be the one for you! This two bedroom top floor apartment is in a prime coastal location with close access to the idyllic wooded chine walkway, and is located less than a 5-minute walk to the stunning Alum Chine beach. Situated in a quiet and elegant characterful block, it's ideal for those seeking a tranquil retreat whilst enjoying the cafes, bars and boutique shops of vibrant Westbourne which is just over a ten minute walk away. The door from the 2nd floor landing gives access into the hallway with doors into all rooms. The spacious lounge is ideal for socialising and offers glimpses of the sea, spectacular views over the lush chine and offers a great deal of natural light. The separate kitchen benefits from a range of wall and base units with roll edge work surfaces. The main (larger than average) bedroom has a range of stylish fitted wardrobes which provides ample storage, whilst the second bedroom also has the benefit of fitted wardrobes (which can be removed if required) which can fit a double bed or two singles. The bathroom has a matching white suite and window allowing plenty of light and ventilation. Outside there is an allocated parking space, as well as access to the communal garden which comes with a handy storage shed. Further benefits of this well presented home include double glazing, gas

- COMMUNAL ENTRANCE**
Stairs to second floor.
- ENTRANCE HALL**
Secure entry phone system, doors to all primary rooms.
- KITCHEN**
10' 2" x 6' 4" (3.10m x 1.93m) Skylight, mix of base and wall units with complementary work surfaces over, integrated oven and gas hob with extractor over. Space for washing machine, space for fridge/freezer.
- LIVING / DINING ROOM**
15' 9" x 13' 1" (4.80m x 3.99m) Dual aspect double glazed windows to side and front aspect.
- BEDROOM ONE**
12' 3" x 10' 6" (3.73m x 3.20m) Double glazed window to front aspect, built in wardrobes.
- BEDROOM TWO**
8' 2" x 8' 0" (2.49m x 2.44m) Double glazed window to rear aspect, built in wardrobes.
- BATHROOM**
Frosted double glazed window to rear aspect, w.c, wash hand basin, bath with shower over.
- ALLOCATED PARKING**
There is an allocated parking space.
- COMMUNAL GARDENS**
Communal grounds for the use of the residents with a handy storage shed.

- MATERIAL INFORMATION**
Tenure - Share of Freehold
Lease Length - 974 Years remaining.
Service Charge - £2200 per annum.
Managing Agent - Hawkes Estates
Parking - Allocated parking space
Holiday Lets - No holiday lets are permitted.
Utilities - Mains Electric, Gas and Water.
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band C
EPC Rating - D