



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

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



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4, Brooklands 30 Alum Chine Road, WESTBOURNE, Dorset BH4 8DX

£695,000

The Property

Brooklands is an exclusive development of just four bungalows situated in this quiet tucked away position, boasting the convenience of a cul-de-sac setting, moments from Westbourne village. This beautifully presented home affords generous and well planned accommodation arranged over two floors with features to include a good size lounge with access to the conservatory, two ground floor bedrooms and a master bedroom with adjacent bathroom on the first floor. Furthermore, there is a delightful garden to the rear with a pleasant back drop and ample driveway parking and garage to the front. These homes rarely come to the market and offer a great opportunity for a buyer seeking a home within access to amenities and the beach - our vendor is suited please call to arrange a viewing.

The property occupies a tranquil setting, ideal for peaceful living, well positioned for access to all the area has to offer. Within strolling distance is the bustling village of Westbourne which offers a whole host of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. In the opposite direction is a pathway which meanders directly onto golden sandy beaches with miles upon miles of scenic promenade stretching to Bournemouth and beyond one way, and the famous Sandbanks in the other. Explore a little further and you will find spectacular gardens to visit and great golf to be enjoyed at Parkstone golf club.

SPACIOUS ENTRANCE HALL

Storage cupboard with space and plumbing for washing machine, cloaks storage, laminate flooring.

LOUNGE

17' 0" x 15' 6" (5.18m x 4.72m) Double glazed window to the side, fireplace with matching hearth and mantel, two radiators, coved and set ceiling.

CONSERVATORY

11' 9" x 11' 7" (3.58m x 3.53m) UPVC double glazed rear and side aspect windows overlooking the private garden, radiator, tiled flooring.

GROUND FLOOR SHOWER ROOM

6' 6" x 5' 9" (1.98m x 1.75m) Suite comprising corner shower cubicle with wall mounted shower, low level w.c., wash hand basin inset in to vanity unit., and bidet. Radiator, tiled walls and flooring.

KITCHEN/BREAKFAST ROOM

11' 10" x 7' 10" (3.61m x 2.39m) Excellent range of wall and base units with work surfaces, sink with drainer, integrated AEG dishwasher, inset four ring gas hob, pan drawers, wall cupboards, integrated fridge/freezer, Bosch double oven, return breakfast bar, radiator, double glazed door to the garden, tiled flooring.

GROUND FLOOR BEDROOM TWO

13' 6" max including wardrobe x 8' 10" (4.11m x 2.69m) Double glazed window to the front aspect, double sliding wardrobe with hanging and shelving, radiator, laminate flooring.

GROUND FLOOR BEDROOM THREE/DINING ROOM

12' 0" x 7' 9" (3.66m x 2.36m) Double glazed window to the front aspect, radiator, laminate flooring.

FIRST FLOOR LANDING

Airing cupboard, double glazed window, access to eaves storage space - an ideal spot for a home office set up.

MASTER BEDROOM

14' 0" x 11' 5" (4.27m x 3.48m) Sloped ceilings, double glazed rear aspect window, radiator, good range of built-in bedroom furniture including double wardrobe, three adjacent single robes, matching dresser unit.

BATHROOM

Double glazed window to the side, suite comprising panelled bath, corner shower cubicle with wall mounted shower, low level w.c. and wash hand basin inset in to vanity unit. Heated towel rail, tiled walls and flooring.

OUTSIDE

Generous block paved driveway to the front of the property providing off road parking.

GARAGE

Up and over door, power and lighting.

REAR GARDEN

A particular feature of the property is the delightful private garden to the rear, lawn area which leads on to paved patio, ideal for outside entertaining, abundance of established shrubs and planting. The garden enjoys a good degree of privacy with a pretty back drop to the rear.

COUNCIL TAX - BAND F