



**HEARNES**  
WHERE SERVICE COUNTS



A unique opportunity to purchase a three-bedroom home located in the premier Alum Chine only a moments' walk from the award winning sandy beaches and within easy reach of Westbourne and Bournemouth Town Centre. Superbly presented throughout the property benefits from two bath/shower rooms, open plan living/dining room, luxury refitted kitchen, private garden and allocated parking. An internal viewing is highly recommended.

On entering the property through an attractive porch area, a hallway with stairs leading to the first floor landing opens into an impressive living/dining room providing access onto a private garden. A separate refitted kitchen features a comprehensive range of floor and wall mounted units finished with a contrasting work surface, fitted fridge/freezer, double oven and space for further white goods. The ground floor accommodation is complete with a study overlooking the front aspect.

Situated on the first floor are the properties three bedrooms and two bath/shower rooms. The master suite overlooking the front aspect benefits from an ensuite shower room with WC, hand wash basin and separate shower enclosure. Completing the first-floor accommodation a family bathroom with WC, hand wash basin and bath with shower over.

At the rear of the property lies a private garden that enjoys a south-westerly aspect. Featuring a patio adjoining the property, perfect for alfresco dining, a well-maintained lawn with established borders and an additional shingled area accommodating a convenient storage shed.

**COUNCIL TAX BAND: A**

**EPC: D**

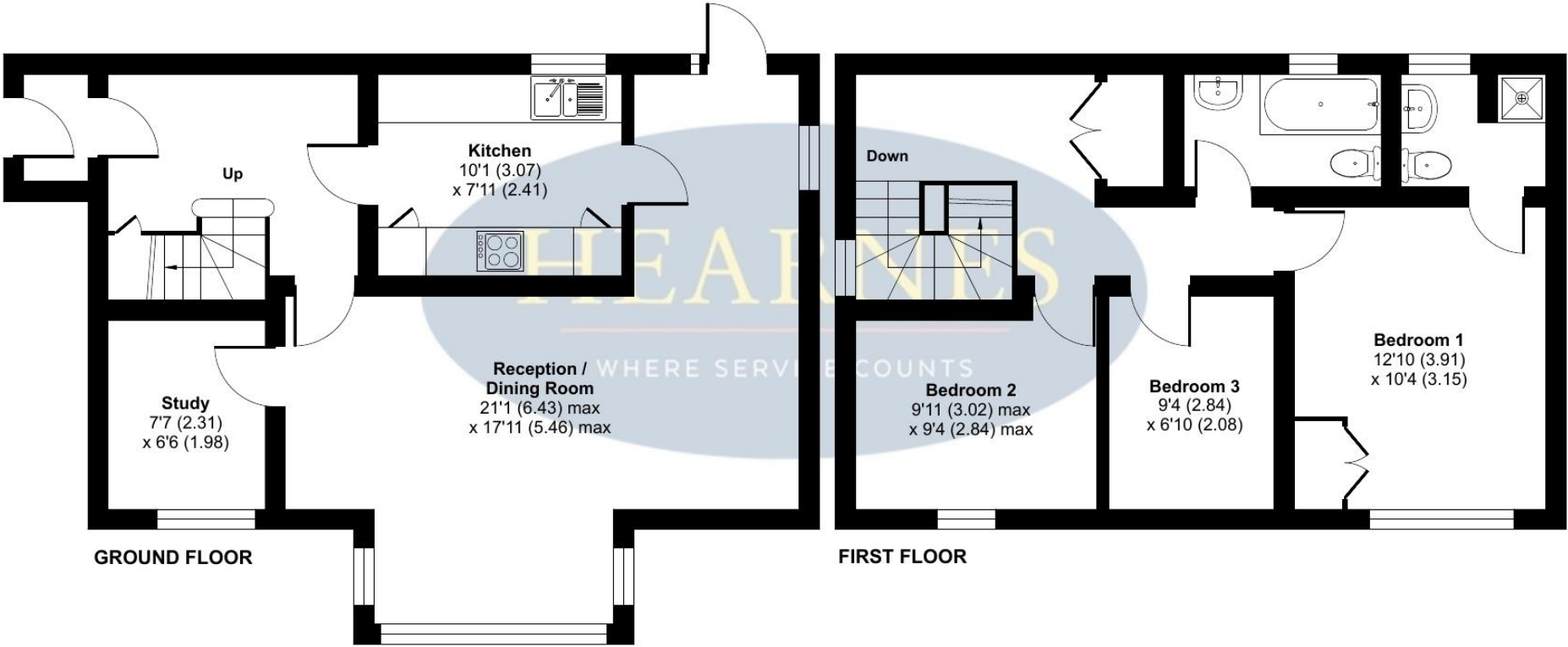
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



# West Cliff Lodge, Bournemouth, BH4

Approximate Area = 1091 sq ft / 101.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1103871

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