



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>	65	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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## 9 Herbert Road, ALUM CHINE BH4 8HD

£1,250,000

### The Property

Brown and Kay are pleased to market this striking four bedroom, character family home which boasts a seamless blend of period tradition with modern comforts. This impressive property showcases stunning high ceilings, ornate cornicing, ceiling roses, high skirtings and architraves together with a tastefully decorated interior (circa 3000 sq ft) to include generous living areas, fabulous bathroom featuring a slipper bath and stunning shower room, both of which have been recently upgraded, home office/reception room, four good size bedrooms and expansive loft room. A manageable garden to the rear has areas of decking ideal for alfresco entertaining and there is the added benefit of a large shed with electricity and lighting.

The property occupies a super position where you can embrace the coastal lifestyle with the convenience of being just moments away from the pristine sands and calming water, perfect for leisurely strolls or enjoying water activities. Nearby Westbourne with its laid back ambiance and true sense of community offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore in the other direction and you will find Bournemouth town centre with its wide and varied shopping and leisure pursuits and spectacular gardens. Excellent transport links are also readily available with buses operating to surrounding areas and train stations at both Branksome and Bournemouth.

### OVERVIEW

On entering the home you are greeted with a stunning reception hallway with intricate detailed cornicing and feature staircase leading to the first floor. Off to the left is an impressive 'hub of the home' open plan kitchen/living/dining room with feature bay window to the front, high ceilings, detailed cornicing, ceiling rose and stunning original feature fireplace - well appointed Wren kitchen equipped with an extensive range of wall and base cabinets, integrated appliances to include dishwasher, cupboard concealing fridge and freezer, pull out pantry drawer unit and carousel unit. There is ample space for a breakfast/dining table.

An elegant living room occupies a front facing elevation with feature bay window, high ceilings, detailed cornicing and ceiling rose, feature fireplace. There is the option for a formal dining room, however this is currently being used as a home office - this room could also serve as a ground floor bedroom if required as adjacent to a ground floor shower room.

To the rear of the home is a lobby with utility room and additional w.c. Door through to garden room with three sets of double opening doors.

Feature return staircase leads to the generous first floor landing with access to four double bedrooms. Completing this floor is a luxurious bath/shower room featuring a slipper bath plus an additional stylish shower room, both having recently been upgraded.

A further staircase leads to an extensive loft room with velux windows and huge amounts of storage space - scope to further develop subject to necessary consents/building sign off.

### OPEN PLAN KITCHEN/LIVING/FAMILY

31' 10" x 13' 2" (9.70m x 4.01m)

### LOUNGE

18' 7" x 13' 2" (5.66m x 4.01m)

### HOME OFFICE/BEDROOM FIVE

13' 5" x 13' 0" (4.09m x 3.96m) Formerly the dining room.

### UTILITY ROOM

14' 5" x 5' 0" (4.39m x 1.52m)

### GARDEN ROOM

19' 4" x 9' 1" (5.89m x 2.77m)

### GROUND FLOOR SHOWER ROOM

8' 2" x 4' 3" (2.49m x 1.30m)

### SEPARATE W.C.

### STAIRS LEADING TO FIRST FLOOR

### BEDROOM 1

18' 10" into bay x 13' 4" (5.74m x 4.06m)

### BEDROOM 2

18' 9" into bay x 13' 2" (5.72m x 4.01m)

### BEDROOM 3

13' 0" x 11' 5" (3.96m x 3.48m)

### BEDROOM 4

13' 2" x 13' 2" (4.01m x 4.01m)

### LUXURIOUS BATH & SHOWER ROOM

9' 10" x 8' 7" (3.00m x 2.62m)

### STUNNING SHOWER ROOM

9' 7" x 6' 1" (2.92m x 1.85m)

### STAIRS TO SECOND FLOOR

### LOFT ROOM

20' 3" x 20' 3" (6.17m x 6.17m)

### FRONT OF PROPERTY

Ample off road parking to the front of the property.

### REAR GARDEN

The rear has been arranged for ease of maintenance and landscaped to provide various decking and seating areas with outside garden lighting, decorative stone areas. Timber garden shed 14' x 8' (4.27m x 2.44m) with power and lighting connected.

### COUNCIL TAX - BAND F