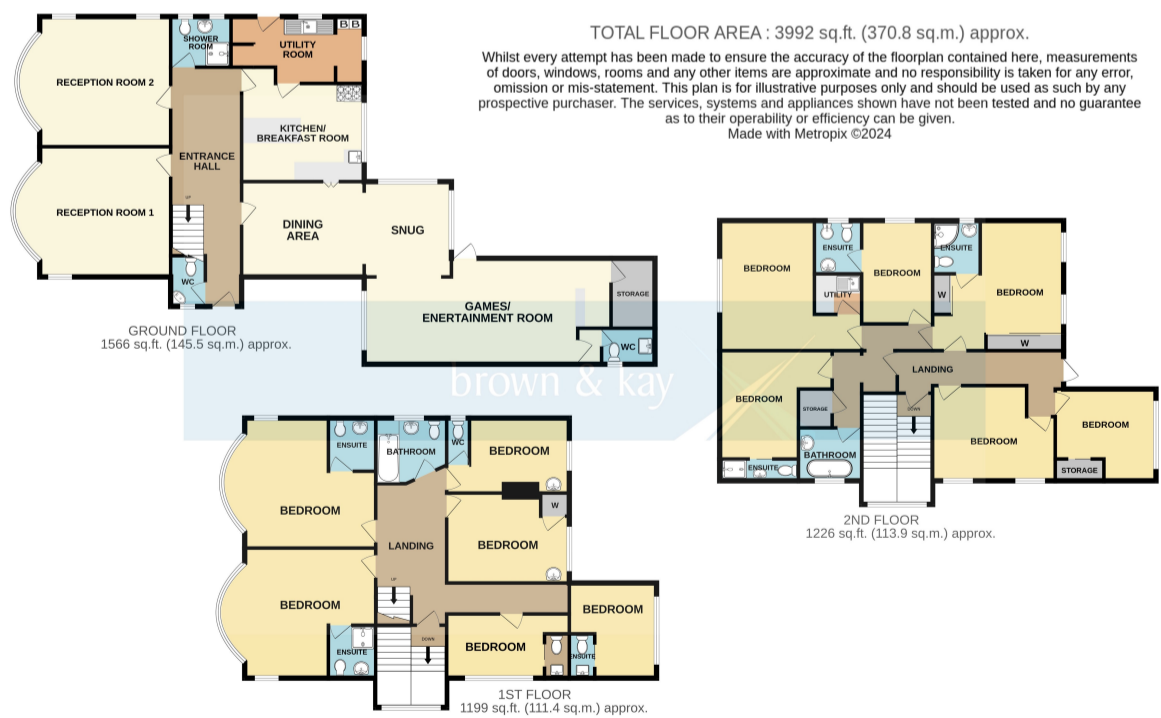




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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**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



## 5 Studland Road, ALUM CHINE BH4 8HZ

## Offers in Excess of £800,000

### The Property

A substantial former guest house which has, in recent years operated as a much loved childrens charity, is now being sold due to relocation. The property offers many exciting propositions for an incoming buyer with 12 bedrooms, three reception rooms and games room together with off road parking and garden to the rear.

The property is situated in the highly sought after Alum Chine, a fantastic location with stunning sandy beaches just a stones throw away. Miles upon miles of impressive promenade stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. The stylish village of Westbourne is also within comfortable reach and there you can enjoy the wide and eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Transport links are also readily available with bus services operating to surrounding areas and train stations located at both Branksome and Bournemouth with access to London Waterloo.

### ENTRANCE HALL

Frosted glazed door through to the entrance hall.

### RECEPTION ROOM

15' 6" x 14' 5" (4.72m x 4.39m) Front aspect UPVC double glazed bay window.

### RECEPTION ROOM

23' 7" x 10' 5" (7.19m x 3.17m) Side and rear aspect UPVC double glazed windows.

### RECEPTION ROOM/GAMES ROOM

26' 11" x 11' 9" (8.20m x 3.58m) Front aspect window, large storage cupboard.

### KITCHEN

13' 7" x 11' 11" (4.14m x 3.63m)

### FIRST FLOOR LANDING

Stairs to the second floor.

### BEDROOM & EN-SUITE

16' 1" x 14' 0" (4.90m x 4.27m) Front aspect UPVC double glazed bay window, radiator.

### BEDROOM & EN-SUITE

14' 5" x 13' 11" (4.39m x 4.24m) Front aspect UPVC double glazed window.

### BEDROOM

14' 0" x 9' 11" (4.27m x 3.02m) UPVC double glazed window, radiator, storage cupboard.

### BEDROOM

10' 4" x 8' 5" (3.15m x 2.57m) UPVC double window, radiator.

### BEDROOM

11' 1" x 7' 0" (3.38m x 2.13m) UPVC double glazed window, radiator, sliding door leads to a W.C. and wash hand basin.

### BEDROOM

10' 6" x 9' 7" (3.20m x 2.92m) Rear aspect double glazed window, radiator, built-in wardrobe.

### BATHROOM

Bath, w.c. and wash hand basin, rear aspect UPVC double glazed window.

### SECOND FLOOR LANDING

### BEDROOM

11' 8" x 10' 2" (3.56m x 3.10m) UPVC double glazed window, radiator.

### BEDROOM

14' 0" x 11' 4" (4.27m x 3.45m) Side aspect UPVC double glazed window, radiator.

### BEDROOM & EN-SUITE

13' 1" x 12' 2" (3.99m x 3.71m) Rear aspect UPVC double glazed window.

### BEDROOM & EN-SUITE

11' 7" x 7' 4" (3.53m x 2.24m) Radiator and door to en-suite.

### BEDROOM

15' 8" x 10' 0" (4.78m x 3.05m) Front aspect UPVC double glazed window.

### BEDROOM

12' 0" x 9' 4" (3.66m x 2.84m) UPVC double glazed window, radiator.

### BATHROOM

Bath and wash hand basin, UPVC double glazed frosted window.

### FRONT OF THE PROPERTY

Block paved and tarmac driveway to the front providing parking for numerous vehicles.

### TIERED REAR GARDEN

Area of patio, artificial grass and stepped decking.

### COUNCIL TAX -