



**Herbert Road
Alum Chine, Westbourne, Bournemouth**

Herbert Road, Westbourne, Bournemouth, Dorset

A beautifully presented and exceptionally spacious four-bedroom first-floor apartment is situated in the highly sought-after Alum Chine area, just moments from the chine, beach and within easy reach of Westbourne Village. The property has been finished to a high standard throughout and benefits from two bath/ shower rooms, spacious living room, garage and allocated parking.

The apartment is accessed via a welcoming hallway which leads into the impressive contemporary kitchen. This features a central island with breakfast bar, a full range of integrated appliances, and an attractive bay window allowing plenty of natural light. The spacious living room is a particular highlight, offering excellent proportions and a large bay window, with ample space for both seating and a full-size dining table, making it ideal for entertaining and everyday living.

The main bedroom is generously sized and benefits from a luxurious en-suite shower room. There are three further well-proportioned bedrooms, ideal for family use, guests, or home working, all served by a stylish family shower room finished to a high standard.

Externally, the property is approached via an external staircase leading to a private front door. The apartment is conveyed with a garage that benefits from overhead storage with light/power, along with additional parking directly in front.

Tenure: Share of Freehold Lease: 999 years from 1985

Service Charge: £80 per month

COUNCIL TAX BAND: C

EPC RATING: C

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.



GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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