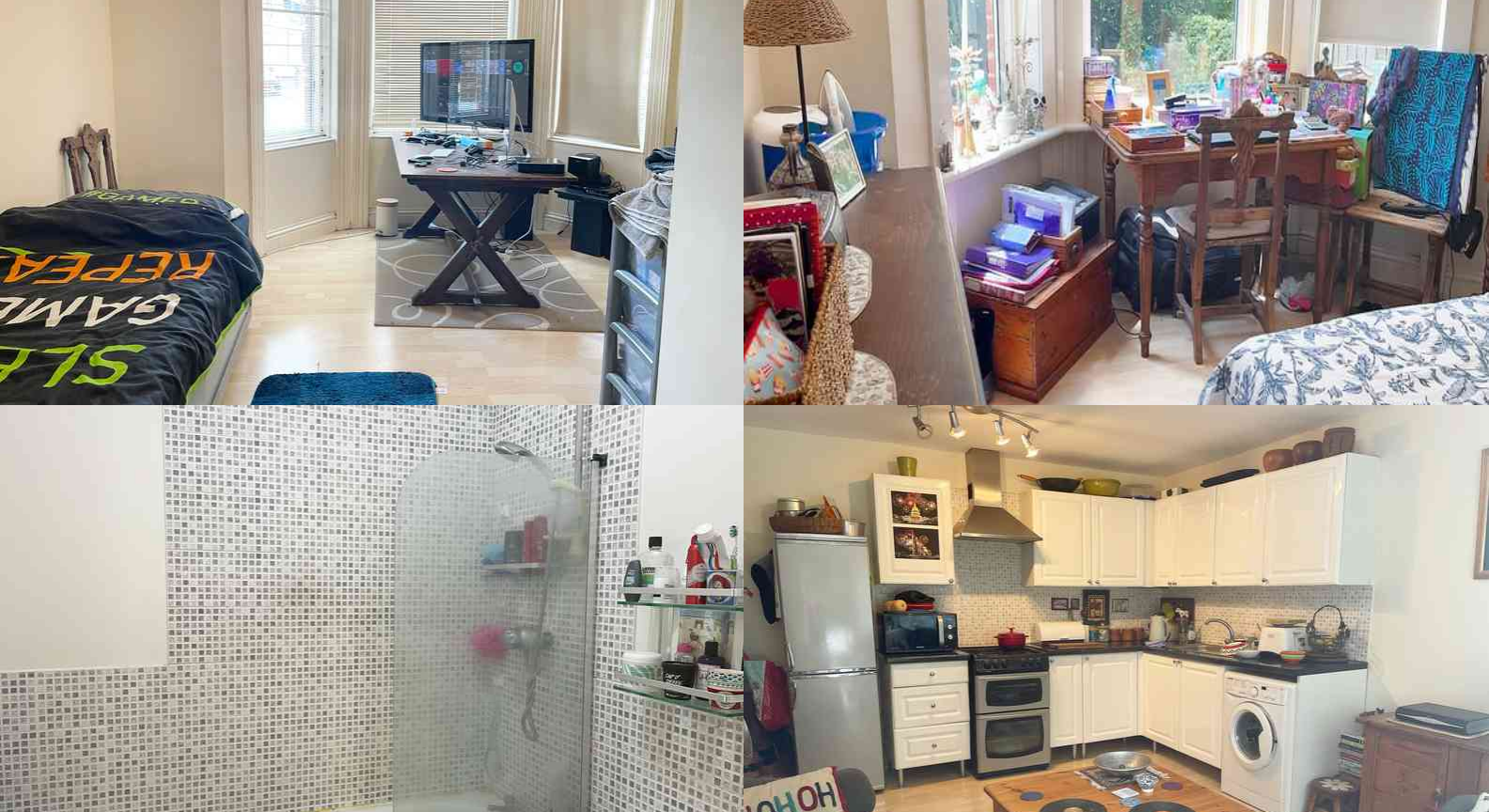


PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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FLAT 1, 24 HERBERT ROAD, BOURNEMOUTH,
DORSET, BH4 8HD



ABOUT THIS PROPERTY

£ 2 3 9 , 9 5 0

2 large double bedroom
ground floor apartment

Private garden

Off-road parking space

Family bathroom

Backing onto a chine

Open-plan kitchen / living
room

Walking distance to Alum
Chine beach

Walking distance to
Westbourne

Council band C: £1,668.82

£576 P/A

Share of Freehold

[Click here for virtual tour](#)

A character two bedroom ground floor apartment with its own private garden backing on to the chine. Open-plan kitchen / living room, leading onto the garden, family bathroom and second bedroom. Allocated off-road parking space, located just 0.7 miles from Alum Chine beach and 0.4 miles to Westbourne. The property is currently rented out to a long term tenant and is achieving £800 per month, although market value is £900-£950 pcm.

This well propertied two bedroom ground floor apartment overlooks its own private garden. The property has been tenanted for the last 15 years and now offers a buyer the opportunity to make internal improvements. The kitchen / breakfast room has direct access onto the garden via patio doors. Bedroom one is located at the rear of the property and its bay window overlooks the garden and chine. Bedroom two is at the front of the property and benefits from having enough space to be used as both a double bedroom and a study in conjunction. The family bathroom is accessed from the hall and serves both bedrooms. Outside, the private decked area faces south and offers a great deal of seclusion, beyond which is a woodland overlooking the chine. To the front of the property is an allocated parking space.

VIDEO TOUR: <https://www.youtube.com/watch?v=69cBK0jXLJO>

LOCATION

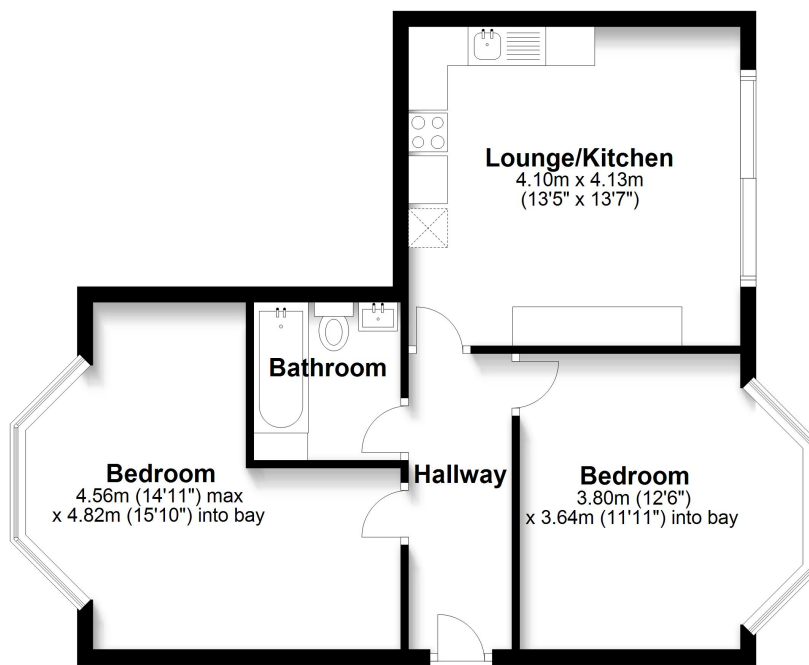
Located just off Alumhurst Road, the property is within an easy walking distance of Westbourne with its Victorian arcade. Westbourne hosts an array of bistros, bars, and boutiques as well as a Marks and Spencer food hall. The sandy beaches at Alum and Branksome Dene are within half a mile. The local train station at Branksome, provides a direct line into London Waterloo in under 2 hours. For local shopping, Bournemouth, Poole and Swanage are accessible via local bus routes.





Ground Floor

Approx. 52.9 sq. metres (569.1 sq. feet)



Total area: approx. 52.9 sq. metres (569.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 to 100)	A	
(81 to 91)	B	
(69 to 80)	C	
(56 to 68)	D	64
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
Current		Potential
		71
England, Wales & N.Ireland		EU Directive 2002/91/EC

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