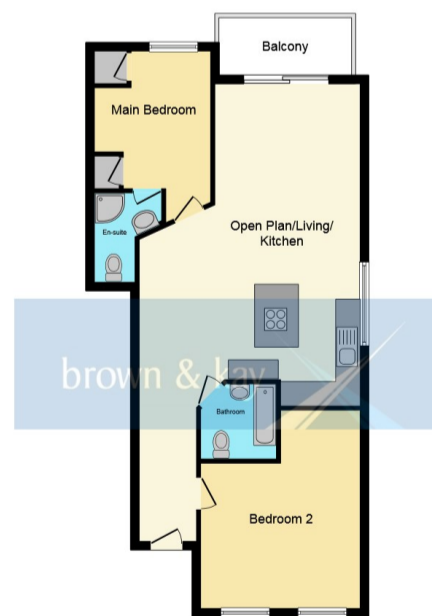




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor Plan**  
Floor area 74.6 sq.m. (803 sq.ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



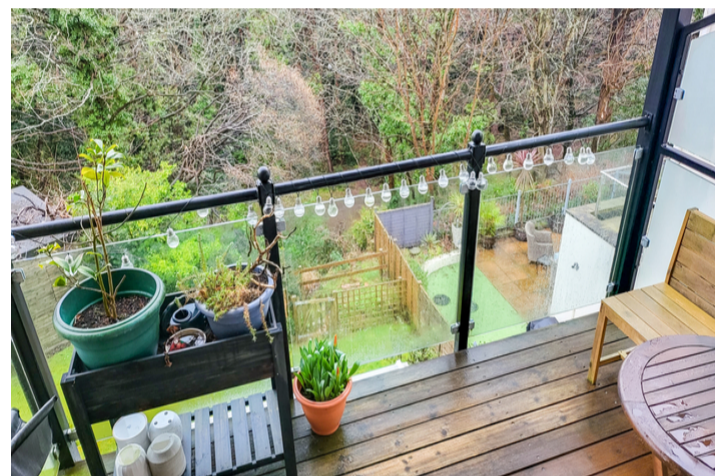
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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements 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

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**Flat 6, Alum Chine View, 12 Studland Road, ALUM CHINE BH4 8JA      Guide Price £335,000**

**The Property**

We are delighted to market this beautifully appointed, pet friendly apartment enviably located backing on to Alum Chine, moments from blue flag sandy beaches. The apartment is positioned on the first floor (lift access) and affords generous and well proportioned accommodation with many benefits to include a fantastic open plan living/kitchen/dining room with stylish, fully integrated kitchen area, balcony with outlook over the Chine, en-suite shower room, gas central heating and double glazing. Additionally, there is an allocated parking bay and a share of the freehold, making this a perfect main home or holiday home alike!!

Ideally positioned to take advantage of the Chine with private gate giving direct access to walkways which meander down to glorious sandy beaches, perfect for a paddle boarding session or refreshing dip. 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 vibrant village of Westbourne, with its cosmopolitan vibe and true sense of community, is close to hand and there you can enjoy the eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

**COMMUNAL ENTRANCE HALL**

Secure entry phone system with stairs and lift to all floors, the apartment is positioned on the first floor.

**ENTRANCE HALL**

**OPEN PLAN LIVING/KITCHEN**

27' 3" x 17' 2" (8.31m x 5.23m) Fantastic open plan living/kitchen/dining room with the lounge area enjoying a delightful outlook over Alum Chine, sliding doors open on to the balcony.

**BALCONY**

A generous sized balcony with ample space for table and chairs.

**KITCHEN**

Stylish kitchen equipped with a range of Royal Blue units to include wall, base and drawer with contrasting work surfaces over, integrated 'Siemens' appliances to include fridge, stainless steel oven, microwave, washer/dryer and dishwasher, central island with inset hob and feature extractor above, raised breakfast bar area ideal for casual dining, additional space for a table for more formal dining.

**BEDROOM ONE**

14' 10" x 9' 4" (4.52m x 2.84m) Rear aspect window with pleasant outlook over Alum Chine, two built-in wardrobes, radiator, door through to the en-suite shower room.

**EN-SUITE SHOWER ROOM**

Suite comprising Quadrant shower cubicle, concealed flush w.c. and feature wash hand basin. Complimentary tiled walls and floor tiles together with a stylish coiled towel rail.

**BEDROOM TWO**

13' 10" x 10' 2" (4.22m x 3.10m) A good size double with deep recess for dressing area/bedroom furniture, front aspect window, radiator.

**BATHROOM**

Suite comprising free standing bath, concealed flush w.c. and wash hand basin, again finished with complimentary tiling to both walls and floor as well as a stylish towel rail.

**PARKING**

An allocated parking bay is conveyed with the apartment.

**COMMUNAL GROUNDS**

Alum Chine View occupies well maintained grounds with private gate leading to the Chines.

**TENURE - SHARE OF FREEHOLD**

Length of lease - Circa 110 years remaining  
Maintenance - £2,100 per annum

**AGENTS NOTE - PETS**

Pets are permitted, our client has a dog.

**COUNCIL TAX - BAND D**