



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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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



31a Alumhurst Road, WESTBOURNE, Dorset BH4 8EN

£635,000

The Property

A rare opportunity to secure a charming detached bungalow occupying a super position just a short stroll from vibrant Westbourne and Chine walks which meander to the beach. This lovely home has been subject to many upgrades and boasts generous and well proportioned accommodation to include a well fitted kitchen/breakfast/dining room, separate lounge featuring two windows both with attractive shutters, two ground floor bedrooms, a ground floor shower room and first floor bedroom. Outside, there is a delightful rear garden with established planting and patio area, plus a garage and driveway for off road parking. This unique home offers the perfect combination of convenience and lifestyle living and would make an excellent property choice.

Ideally positioned in this highly sought after area moments from the heart of Westbourne, renowned for its eclectic mix of cafe bars, boutique shops and diverse restaurants creating a lively yet welcoming community atmosphere as well as the usual high street names such as Marks and Spencer food hall. Picturesque Chine walks with meandering pathways are also close by and lead directly on to miles upon miles of golden sandy beaches and scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Explore a little further and you will find spectacular gardens to visit and great golf to be enjoyed at the Parkstone Golf Club, one of the UK's top 100 courses.

FRONT OF PROPERTY

The property is approached via electric front gates with hardstanding providing off road parking for one vehicle. The remainder of the front is laid to lawn with a range of mature trees and flower beds.

ENTRANCE HALL & INNER HALL

Doors lead off to the following rooms.

LOUNGE

13' 8" x 12' 5" (4.17m x 3.78m) Enjoying a dual aspect with UPVC double glazed bay window and full drop frosted window to the side, both featuring attractive shutters, radiator.

KITCHEN/DINING ROOM

24' 3" x 10' 4" (7.39m x 3.15m) Well appointed kitchen equipped with a comprehensive range of wall and base units with work surfaces over, integrated fridge/freezer, Neff oven and four point gas hob; microwave. Rear and side aspect UPVC double glazed windows, door to the rear garden. Door to lounge. Stairs to the first floor landing.

UTILITY ROOM

6' 2" x 5' 7" (1.88m x 1.70m) Space for fridge/freezer, space for tumble dryer and space and plumbing for washing machine, wall and base units.

INNER HALL

Doors to both bedrooms and shower room.

BEDROOM ONE

15' 10" x 11' 11" (4.83m x 3.63m) Enjoying a dual aspect with front facing UPVC double glazed bay window, and side aspect UPVC double glazed window both with attractive shutters, radiator.

BEDROOM TWO

11' 1" up to built-in wardrobes x 10' 11" (3.38m x 3.33m) Rear aspect UPVC double glazed window, radiator, extensive range of bedroom furniture providing ample hanging and storage space.

SHOWER ROOM

Beautifully appointed shower room with oversize shower cubicle, low level w.c. and inset wash hand basin, ample wrap around storage.

FIRST FLOOR LANDING

Door to storage cupboard.

BEDROOM THREE

13' 11" x 7' 10" (4.24m x 2.39m) Front aspect UPVC double glazed window with attractive shutters, fitted wardrobes.

GARAGE

Detached garage with electric door.

REAR GARDEN

A delightful rear garden which is laid to lawn with established planting and paved area, useful garden shed, summer house and good size greenhouse to remain.

Material Information

Tenure - Freehold
 Parking - Driveway & Garage
 Utilities - Mains Electric, Gas and Water
 Drainage - Mains Drainage
 Broadband - Refer to ofcom website
 Mobile Signal - Refer to ofcom website
 Council Tax - Band E
 EPC Rating - D