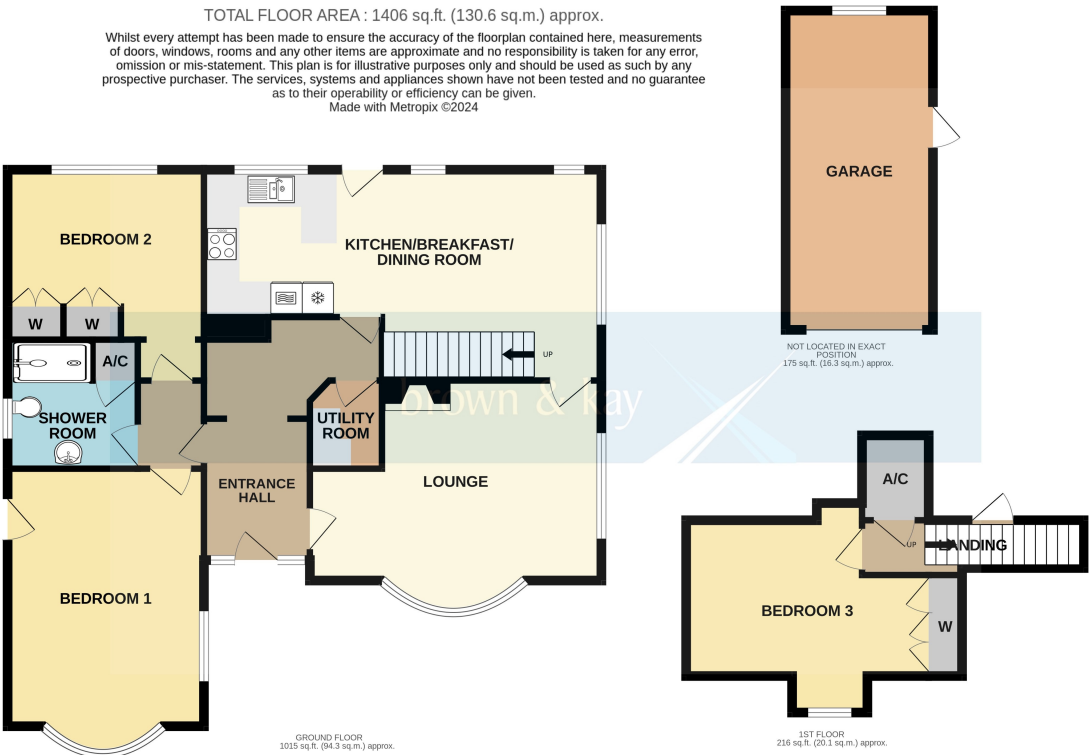




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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



31a Alumhurst Road, WESTBOURNE, Dorset BH4 8EN

£625,000

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