

**Mckinley Road  
Alum Chine  
Bournemouth. BH4 8AQ**



**An elegant, detached residence situated in one of Westbourne's most premium roads. Offering flexible and versatile accommodation, double garage and offered to the market with no forward chain.**

**Guide Price: £1,500,000 Freehold**







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## **Situation & Description**

Situated in a popular residential location, within just a short walk to Westbourne Village. Westbourne hosts a range of amenities including coffee shops, bars and restaurants, Mars and Spencers Foodhall and regular bus routes. The property is also within close proximity to The Chines and moments from the beach.

This beautifully presented detached residence has been extremely well looked after and offers versatile and flexible accommodation. As you enter the property from a storm porch, you are welcomed by a bright and spacious entrance hall which gives access to the principle accommodation.

The ground floor accommodation offers living room, dining room, lounge/reading room and home office. The kitchen/breakfast room has a range of eye and low-level cupboards with integrated appliances including dishwasher, eye level oven and grill, electric hob with extractor fan above and space for freestanding fridge/freezer. Leading off the kitchen is a utility room with space and plumbing for washing machine and tumble dryer. There is a home office and access to the double garage.

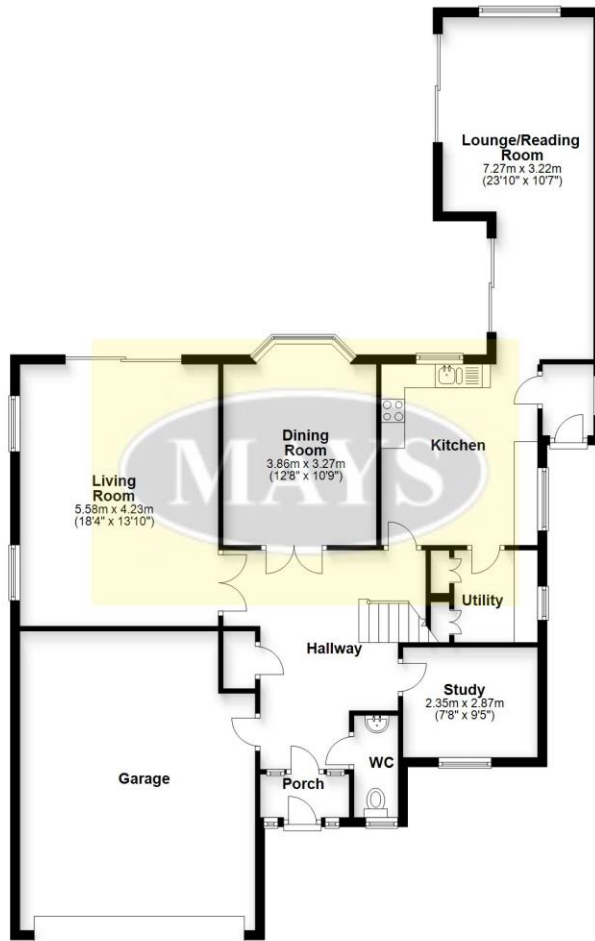
Stairs rise to the first floor landing. The first floor offers five generous bedrooms, two benefiting from fitted wardrobes and the master with en-suite bathroom. There is a second shower room with part tiled walls and three-piece suite comprising large walk in shower cubicle, wash hand basin with vanity unit under and WC.

The substantial garden is South West facing and offers seclusion and privacy, the garden is laid mainly to lawn with mature trees and shrubs along the boundary with access to the front of the property. There is a driveway with parking for several vehicles and access to the double garage.

**BCP COUNCIL TAX BAND G**

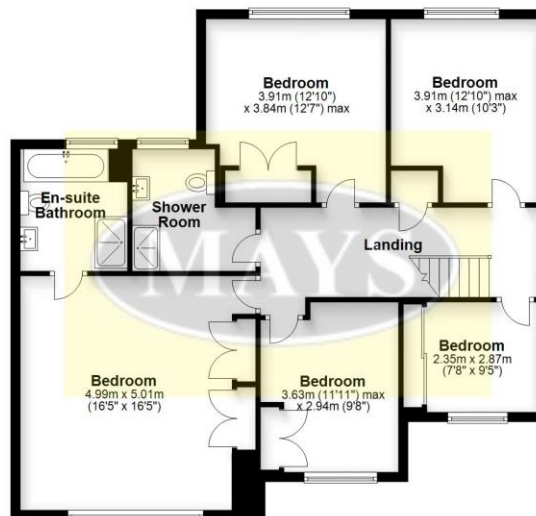
### Ground Floor

Approx. 136.9 sq. metres (1473.7 sq. feet)



### First Floor

Approx. 95.8 sq. metres (1031.0 sq. feet)



Total area: approx. 232.7 sq. metres (2504.6 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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