



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>		
(55-68)	<b>D</b>		63
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Cellar**  
Floor area 11.4 sq.m. (122 sq.ft.) approx

**Ground Floor**  
Floor area 87.0 sq.m. (936 sq.ft.) approx

**First Floor**  
Floor area 66.4 sq.m. (715 sq.ft.) approx

**Second Floor**  
Floor area 52.0 sq.m. (559 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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## 61 Alumhurst Road, ALUM CHINE BH4 8EW

Offers in Excess of £1,400,000

### The Property

Occupying a super position within walking distance of the stunning beach at Alum Chine is this substantial, five bedroom detached period home. The property affords generously proportioned accommodation which is arranged over three floors and further benefits from having a self contained studio that is currently being used for holiday rental but would also be ideal for family use.

Situated in the sought after spot of Alum Chine ideally positioned for walking distance to Alum Chine with its glorious blue flag sandy beaches and promenade stretching to Bournemouth town and beyond in one direction, and the famous Sandbanks in the other. The bustling village of Westbourne is also close to hand and there you can enjoy an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall.

Agents note; The property has been refurbished/ upgraded over the last 3 and a half years by the current owners to include the creation of the separate studio (ideal home and income), two habitable bedrooms in the attic, insulated and many windows replaced, roof has been overhauled, the brickwork repointed and exterior painted, and the garden has been landscaped to include a decking area (we have not seen sight of relevant documentation).

### RECEPTION HALLWAY

Impressive reception hall with easy tread staircase to the first floor. Spiral staircase down to the cellar.

### LIVING ROOM

15' 5" x 15' 1" (4.70m x 4.60m) Front aspect UPVC double glazed window, radiator.

### KITCHEN/DINING ROOM

29' 4" x 15' 2" (8.94m x 4.62m) Beautifully appointed and equipped with a comprehensive range of base and wall units with appliances, contrasting work surfaces, glass display units and shelving. Central island area with additional breakfast bar for casual dining. Access to the garden and feature bay window.

### UTILITY ROOM

13' 1" x 4' 5" (3.99m x 1.35m) Space for washing machine and tumble dryer, fitted cupboards.

### CELLAR

13' 5" x 8' 2" (4.09m x 2.49m)

### STUDIO

25' 6" x 9' 7" (7.77m x 2.92m) Private entrance to both the front and rear. Currently on Air B&B producing income in the region of £13,000 per annum.

### FIRST FLOOR LANDING

### BEDROOM ONE

13' 9" x 13' 3" (4.19m x 4.04m) Rear aspect UPVC double glazed window, radiator, door to en-suite, door to walk-in wardrobe.

### EN-SUITE

Luxury suite comprising bath, shower, wash basin and w.c. Double doors to sun terrace.

### SUN TERRACE

16' 1" x 10' 0" (4.90m x 3.05m)

### BEDROOM THREE

16' 1" x 13' 10" (4.90m x 4.22m) Front aspect UPVC double glazed window, radiator.

### BEDROOM FOUR

13' 3" x 11' 7" (4.04m x 3.53m) Front aspect UPVC double glazed window, radiator.

### FAMILY BATHROOM

Suite comprising bath, separate shower cubicle, concealed low level w.c. and two wash hand basins.

### SECOND FLOOR LANDING

### BEDROOM TWO

22' 4" x 17' 3" (6.81m x 5.26m) Velux windows to the front and side aspect.

### BEDROOM FIVE

13' 6" x 10' 9" (4.11m x 3.28m) Front aspect velux window, radiator.

### BATHROOM

Suite comprising low level w.c., bath and wash hand basin.

### FRONT OF PROPERTY

The property is approached via double gates, ample off road parking, areas of planting.

### REAR GARDEN

Generous area of lawn with patio and additional area suitable for outside entertaining.

### COUNCIL TAX - BAND E