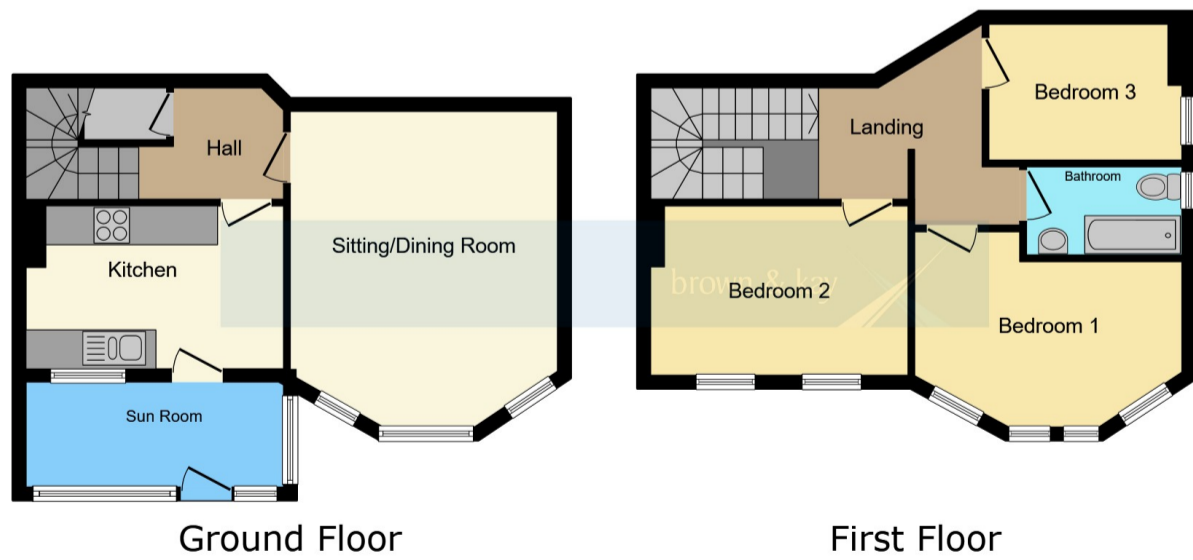


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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



## 103 Alumhurst Road, Alum Chine, Dorset BH4 8HS

£510,000

### The Property

Occupying a super position moments from golden sandy beaches, this delightful three bedroom property is offered for sale with the benefit of no forward chain. Being just one of two within this character building, this home boasts a host of features - your own entrance ensures privacy and convenience, the sunroom provides an extra seating area to relax and soak in the natural light, there is a bright kitchen and generous lounge/dining room. A return staircase gives way to the landing with comfortable bedrooms and bathroom, and a standout feature is the substantial loft space with potential to convert to additional accommodation, subject to the relevant permissions. The private rear garden is a true gem, providing an exclusive outdoor retreat perfect for enjoying the coastal climate. This property combines character, comfort, and an unbeatable location, making it an ideal choice for those seeking a distinctive home near the beach - don't miss out on this rare opportunity to secure a unique and enviably located home.

Just a short distance from your doorstep you can take a leisurely stroll straight on to Alum Chine Beach, with Bournemouth Pier and its traditional attractions one way, and Branksome Beach with its popular water-side bistro the other, explore a little further and you will reach Sandbanks, a hotspot for water sport enthusiasts. Head in to Westbourne where you can immerse yourself in the lively cafe bar scene and indulge in the variety of delis and restaurants, or take a wander through the historic Victorian arcade. The area is also well catered with bus services operating to surrounding areas, and train stations are located at both Branksome and Bournemouth with links to London Waterloo.

### AGENTS NOTE - PETS AND HOLIDAY LETS

The lease currently notes that pets and holiday lets are not permitted, however, the co freeholder will consider amending the lease (with the new owner) to allow for holiday lets and 'quiet' pets, subject to both parties terms and approval. Please contact our office to discuss further if required.

### ENTRANCE PORCH/SUN ROOM

UPVC frosted double glazed door with 'Ring Camera/Doorbell', door through to the kitchen.

### KITCHEN

12' 11" x 8' 9" (3.94m x 2.67m) A bright room fitted with a range of wall and base units with roll edge work surfaces over, built-in electric oven and hob, space for tall standing fridge/freezer, space and plumbing for washing machine, space for dishwasher, front aspect UPVC double glazed window, alarm system control panel.

### INNER HALLWAY

Stairs to the first floor, useful storage cupboard (could be converted to a w.c.), door through to the lounge/dining room.

### LOUNGE/DINING ROOM

16' 4" x 13' 6" (4.98m x 4.11m) Front aspect UPVC double glazed bay window, high ceilings, coal-effect fire, radiator, two TV points, telephone point and internet point.

### FIRST FLOOR LANDING

Double width fitted wardrobe with storage, large trap door to loft space, radiator.

### LARGE LOFT SPACE

A substantial loft space with potential to convert to additional accommodation, subject to the relevant planning consents - accessed by folding ladder, multi-point TV aerial, lighting and power points.

### BEDROOM ONE

12' 10" x 8' 9" (3.91m x 2.67m) UPVC double glazed window to the front aspect, radiator, TV point.

### BEDROOM TWO

14' 0" x 8' 1" (4.27m x 2.46m) UPVC double glazed window to the front aspect, radiator, TV point.

### BEDROOM THREE

9' 1" x 7' 0" (2.77m x 2.13m) UPVC double glazed window to the side aspect, radiator.

### BATHROOM

Suite comprising panelled bath, w.c. and wash hand basin. UPVC double glazed window to the side aspect, heated towel rail/radiator with separate control, ventilator fan.

### OFF ROAD PARKING

There is off road parking for two vehicles, access along side the property leads to the garden.

### PRIVATE COURTYARD GARDEN

The property benefits from its own private courtyard garden which is of an ideal size to enjoy some outside living, it has been arranged with ease of maintenance in mind with paving and planted surround, useful garden shed.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 900+ years remaining  
Maintenance - Shared 50/50 with co-freeholder  
Management - Self Managed

### COUNCIL TAX - BAND D