



HEARNES

WHERE SERVICE COUNTS

A stunning fully refurbished two bedroom apartment situated within a beautiful conversion in the highly sought after Alum Chine location only a moments walk from the award winning sandy beaches and popular Westbourne Village. Offering generous and flexible living accommodation the property benefits from a private entrance, luxury shower room, refitted kitchen/breakfast room, large storage room, attic and garage with allocated parking.

On entering the property through a private entrance stairs lead to a welcoming hallway with access to a fully boarded attic. A recently refitted kitchen is complete with a range of floor and eye level units with contrasting work surface and space for appliances. From the kitchen a large storage area with light, power and heating is currently being used a storage room and could make be a perfect office space or utility room. A bright and airy living room features a vaulted section that would make a ideal study or play area.

The property's two bedrooms are both double in size and like the living room benefit form large Velux windows. Both bedrooms are served by a recently refitted shower room comprising a WC, wash hand basin and walk in shower enclosure.

Externally the property benefits from a garage with overhead storage. The property is conveyed with one allocated parking space directly in front of the garage.

Share of freehold. No ground rent. Maintenance £80 per month and pets permitted on licence.

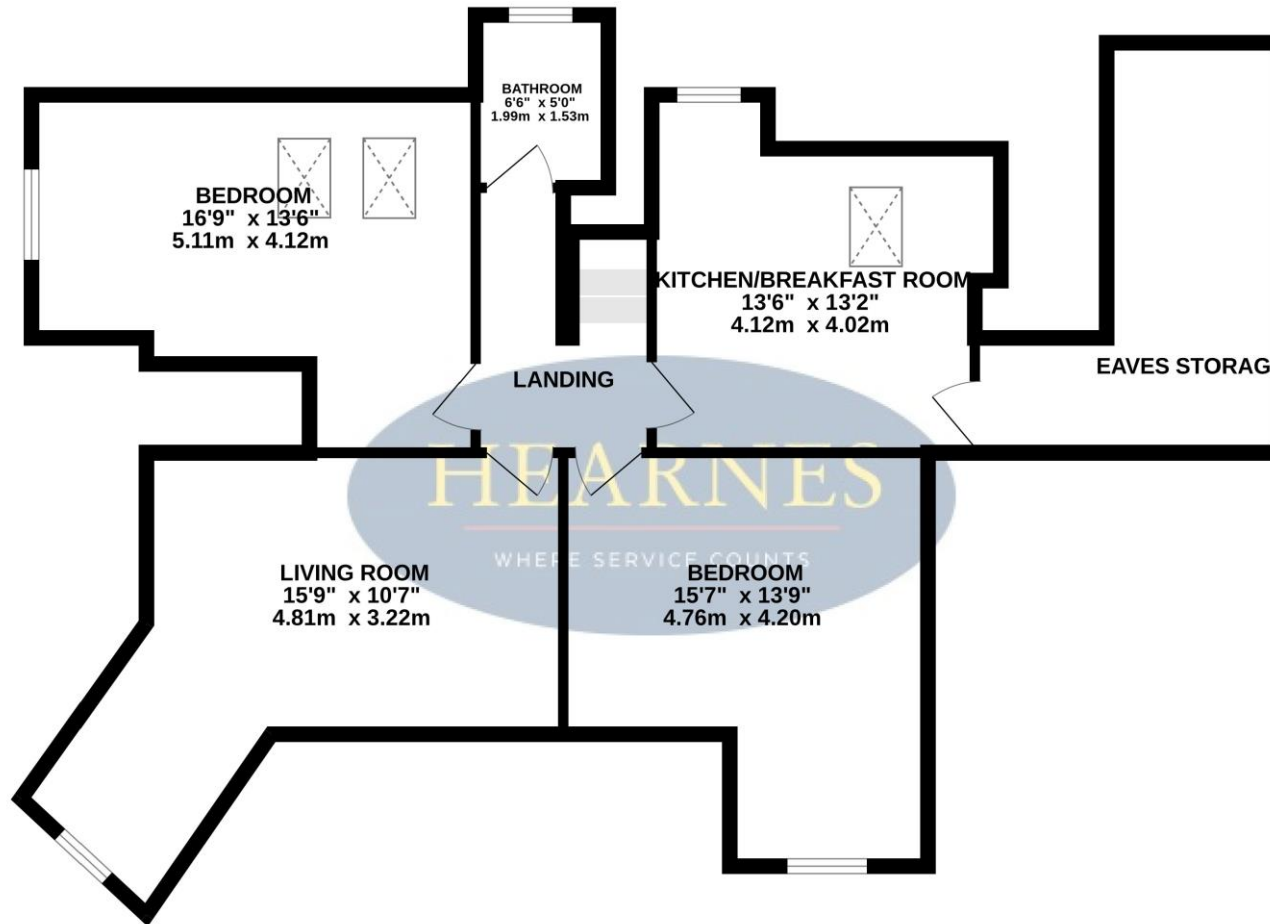
**COUNCIL TAX BAND: B**

**EPC: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



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