



Alum Chine Road, Westbourne, Bournemouth BH4 8DX



## Property Summary

Mays are delighted to offer this well-presented three-bedroom semi-detached bungalow, ideally situated in the heart of Westbourne within an exclusive gated development of just four properties. Tucked away in a quiet and private position, this spacious home benefits from a garage, two off-road parking spaces, and a low maintained garden.



## Key Features

- Three-bedroom semi-detached bungalow
- Located in the heart of Westbourne
- Exclusive gated development
- Spacious living room
- Separate sunroom
- Kitchen with appliances
- Two bathrooms
- Low-maintenance private garden
- Garage
- Unfurnished



## About the Property

Accommodation comprises; a spacious living room which provides a bright and comfortable main reception space, with doors opening into a sunroom that can be used as a second reception room. The sunroom has direct access to the garden, an excellent space for both relaxing and entertaining.

The kitchen is well equipped with a range of appliances including an under-counter fridge, separate undercounter freezer, gas hob, oven, and dishwasher. There is also a useful utility cupboard located under the stairs housing a washing machine and sink. A downstairs shower room comprises a shower, toilet, sink, bidet, and heated towel rail.

On the ground floor, there are two bedrooms, one of which benefits from built-in wardrobes. Upstairs, you will find the main bedroom featuring multiple built-in cupboards providing ample storage. The landing offers access to eaves storage and an airing cupboard. The family bathroom includes a bath, separate shower, toilet, and sink.

Externally, the property boasts a spacious, low-maintenance garden which is beautifully maintained and particularly impressive during the summer months. The garden is thoughtfully divided into two sections with an attractive archway and includes two storage sheds to the rear. Further benefits include a garage and two off-road parking spaces.

The property is offered unfurnished and is ideally located in a quiet, not overlooked position, while remaining within easy reach of Westbourne's amenities.

Council tax Band: F

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: Not aware

Flood, erosion or coastal risk: Not aware

Heating type and fuel: Gas central heating

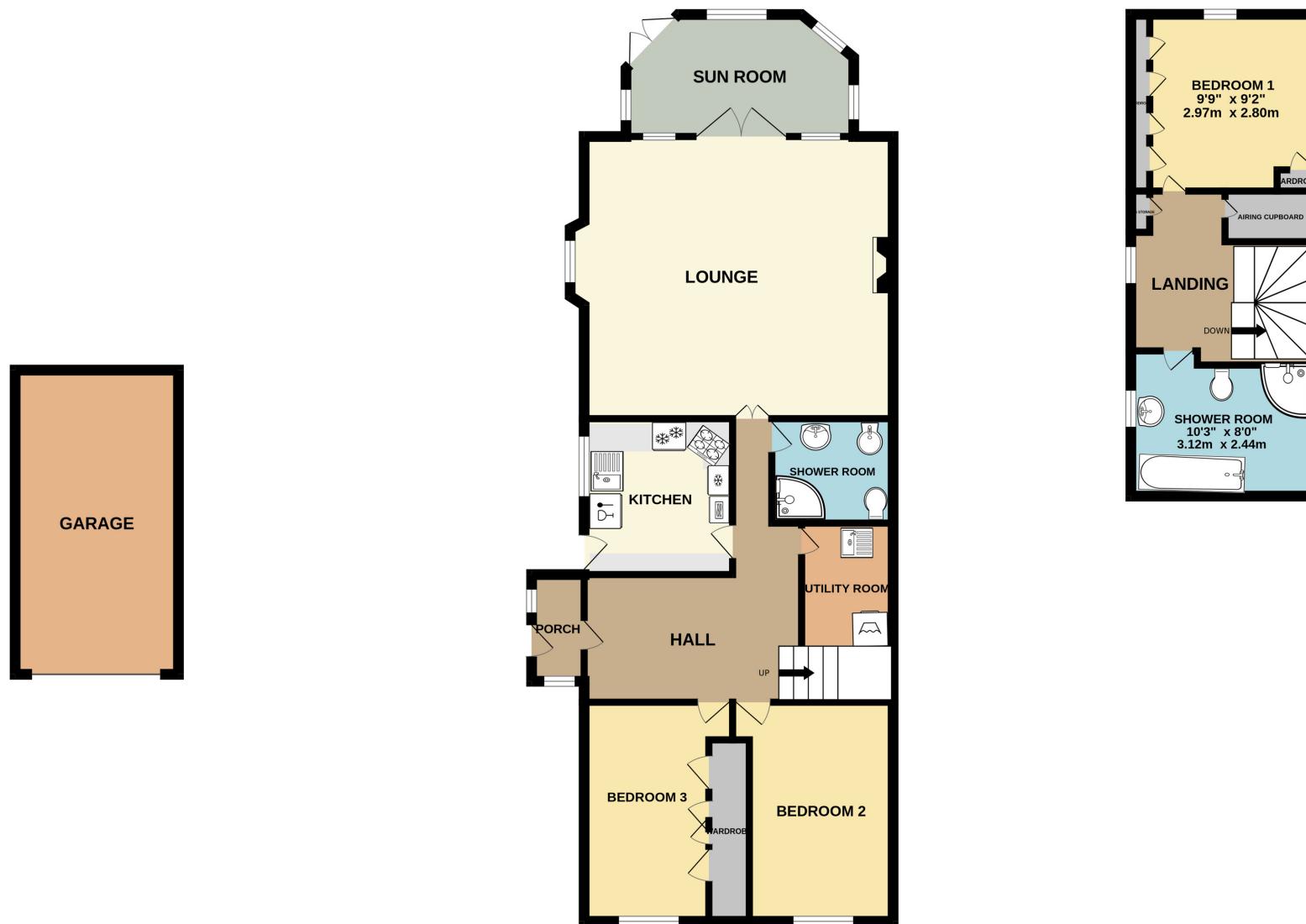
Water supply/sewerage details: Mains

Planning proposals or local development that may affect the property: Not aware

Floor level (if within a building): Not applicable

GROUND FLOOR  
981 sq.ft. (91.2 sq.m.) approx.

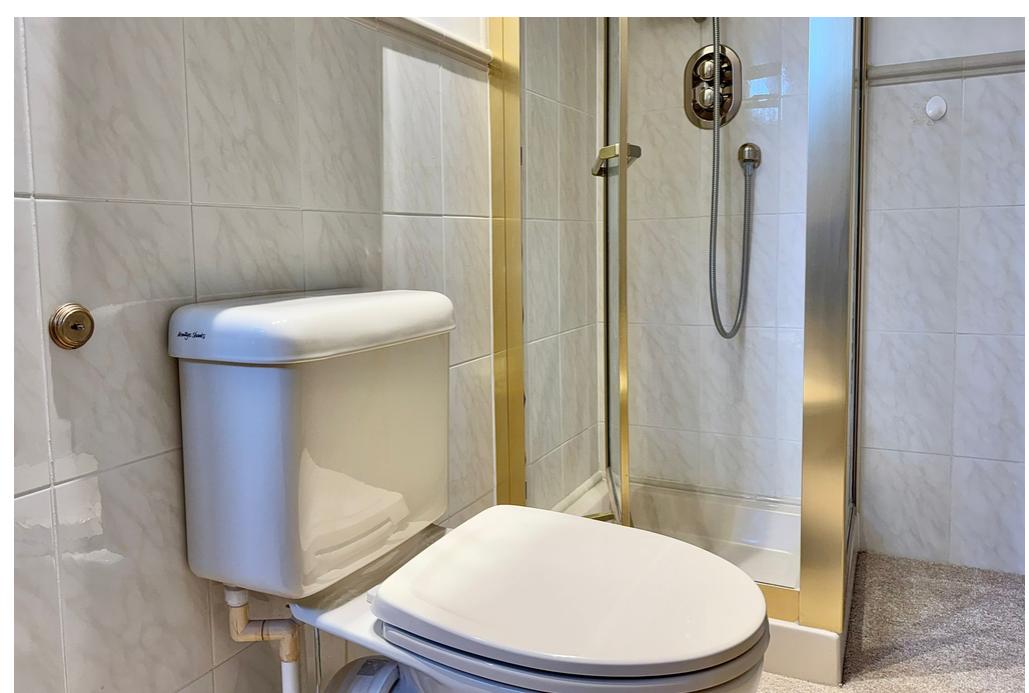
1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

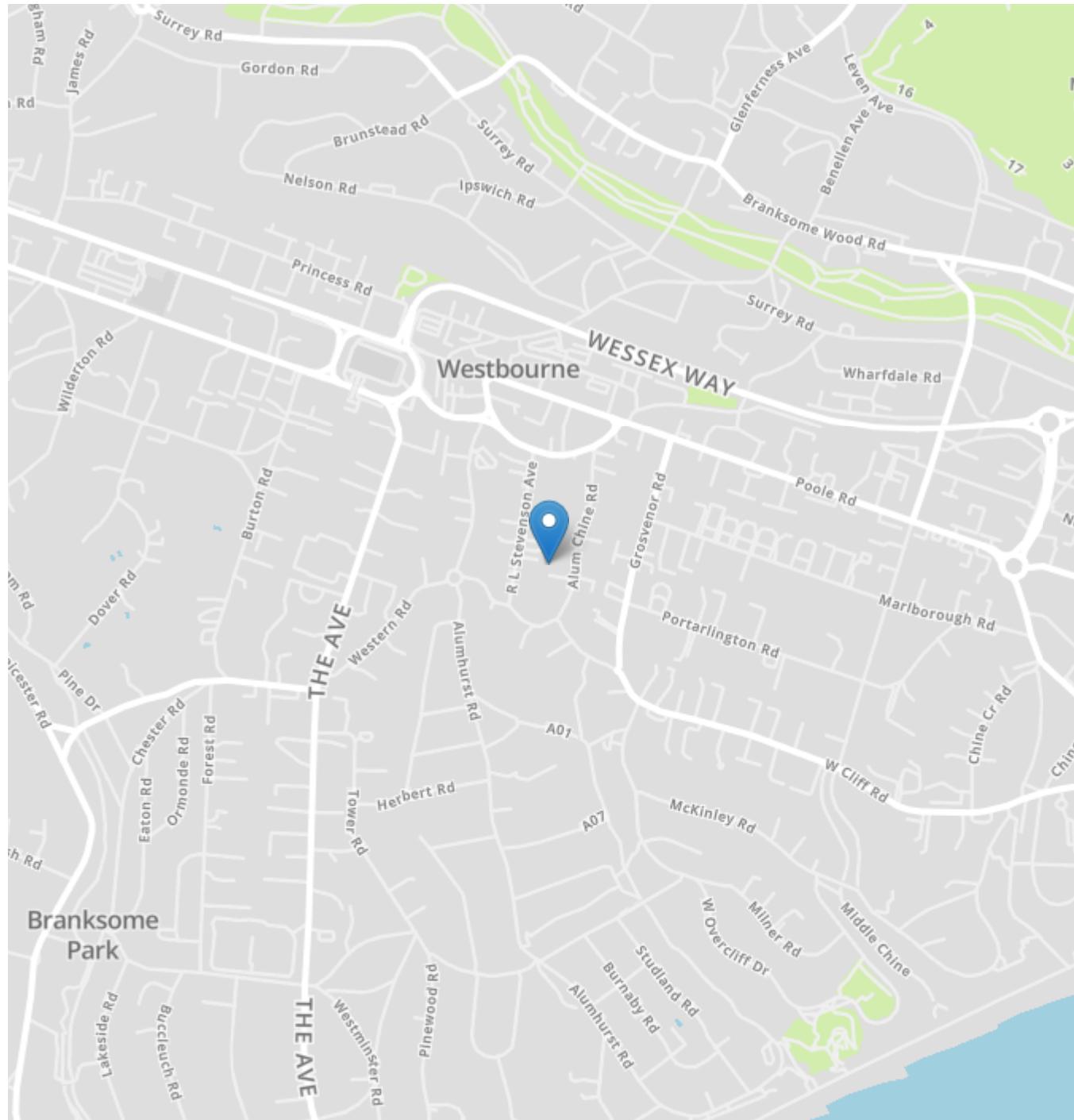


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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

### Mays Lettings

Mays Residential Lettings are members of ARLA Propertymark. Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. Mays are part of the Property Ombudsman Scheme TPO - DO3138

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