



**Mckinley Road  
Alum Chine, Bournemouth**



**HEARNES**

WHERE SERVICE COUNTS

# Mckinley Road, Alum Chine, Bournemouth, BH4 8AQ

A beautifully presented character apartment, extensively remodelled and presented to a high standard throughout. Ideally positioned opposite Alum Chine, the property is just a short stroll to the beach and approximately half a mile from Westbourne Village, offering a range of shops, cafés and restaurants. Bournemouth town centre is also within easy reach, providing a wider selection of amenities and a rail link to London Waterloo.

A well-maintained communal entrance with crittle and feature glass windows has stairs rising to the first floor leads to the apartment. On entering, a welcoming hallway provides access to all accommodation and features attractive oak flooring, high ceilings with ornate coving and period detailing. The living room is a particular feature, with a large bay window enjoying a southerly outlook over the chine, complemented by oak flooring and an open fireplace with feature surround. The kitchen/dining room has been beautifully refitted with a Neptune kitchen, offering integrated appliances, space for a range cooker and fridge/freezer, along with a useful pantry cupboard. The dining area also benefits from a bay window with views towards the chine.

The principal bedroom is a generous double with an impressive bay window, dressing area with fitted wardrobes and access to a luxuriously appointed en-suite, featuring twin wash basins, WC and a bath with shower over. The second bedroom is also a double with fitted wardrobes and is served by a separate shower room, which includes a utility cupboard with space and plumbing for a washing machine and tumble dryer and combination boiler.

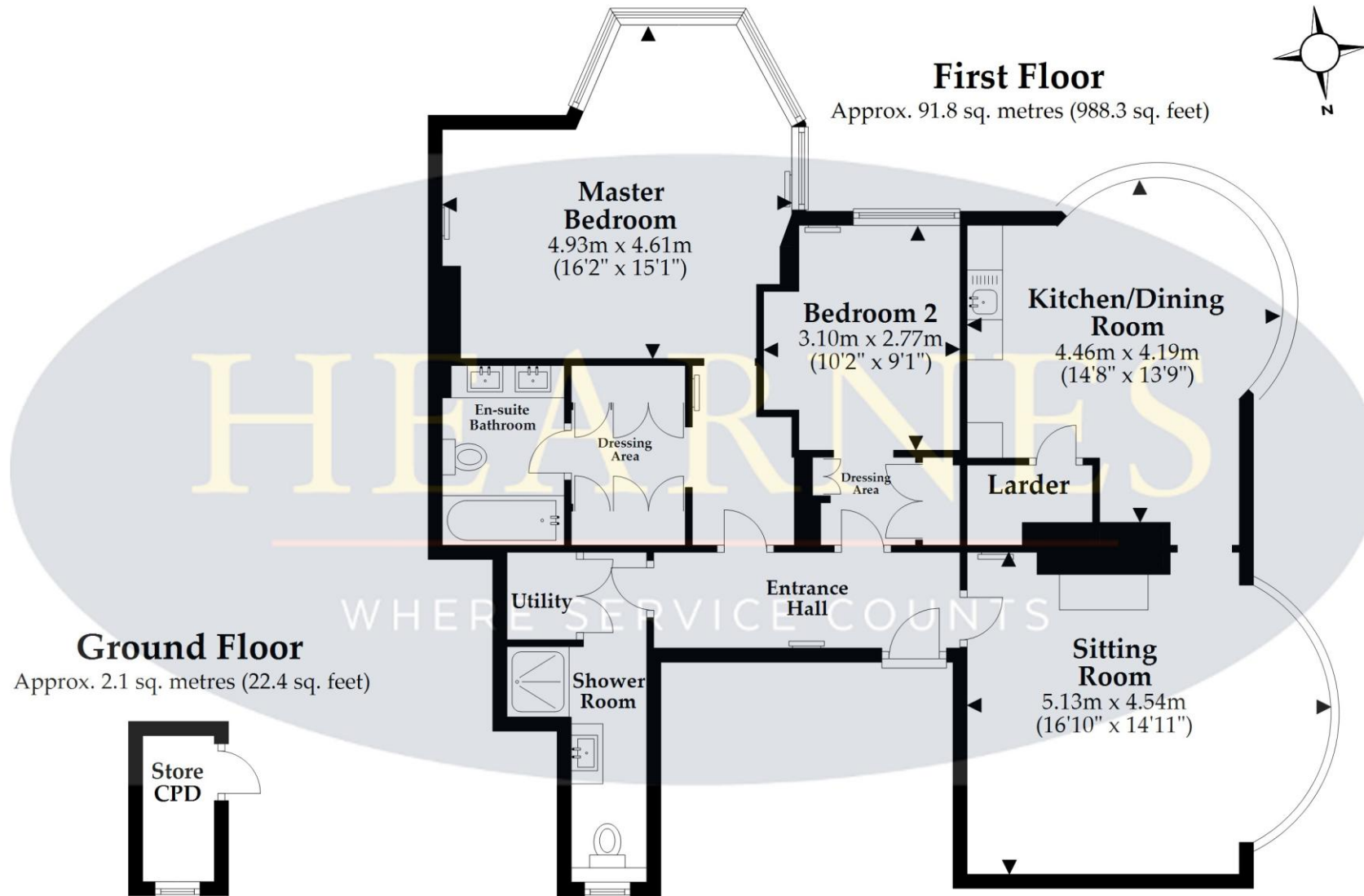
Externally, the property benefits from a large private garden, recently landscaped to include a level lawn, well-stocked borders and an Indian sandstone patio seating area. Further features include a garden shed, communal bike store and off-road parking. Maintenance charge approximately £180 per calendar month.

**COUNCIL TAX BAND: D**

**EPC RATING: 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.





Total area: approx. 93.9 sq. metres (1010.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood 