



**Alumhurst Road, Alum Chine  
Bournemouth, Dorset**

# Alumhurst Road, Alum Chine, Bournemouth, Dorset

A rare and unique opportunity to purchase a beautifully presented property located within an enviable position moments from Alum Chine Beach. Benefits include a private garden, three double bedrooms, separate kitchen, modern bathroom and substantial loft space. The property is in close proximity to both Westbourne and Canford Cliffs Highstreets with their comprehensive range of independent shops, services, bars and restaurants and also offers miles of award-winning sandy beaches.

A private entrance leads through to a welcoming year round sunroom and onto a modern separate kitchen with contrasting work surface including a comprehensive range of wall and floor mounted units. The kitchen benefits from integrated electric hob, oven and space for further white goods. The kitchen leads to an entrance hall rising to the first floor with access to a useful ground floor storage cupboard. Completing the downstairs accommodation an impressive living/dining room with feature bay window and fireplace offers a pleasant outlook over the front aspect.

On the first floor, a spacious landing with additional storage gives access to two well-proportioned double bedrooms and a larger single room. A modern bathroom completes the accommodation, fitted with a bath with shower over, WC, and wash hand basin.

Externally the property benefits from a secluded landscaped private garden with a useful storage shed. To the front a driveway with off road parking for two vehicles.

The large loft space offers perfect opportunity for further extension STPP. Offered for sale with no onward chain.

**COUNCIL TAX BAND: C**

**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.



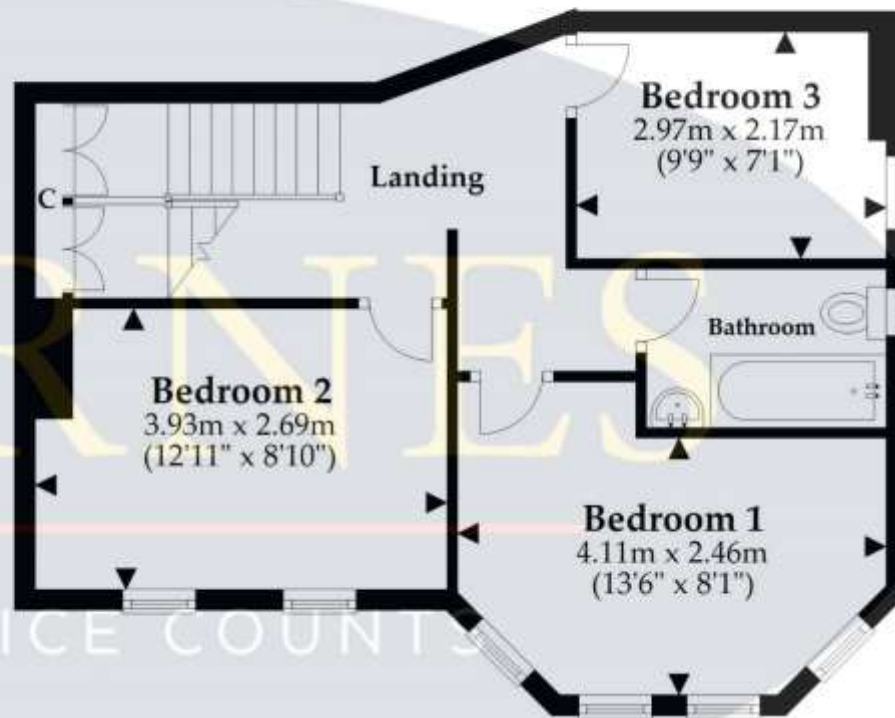
## Ground Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 88.7 sq. metres (954.7 sq. feet)

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



