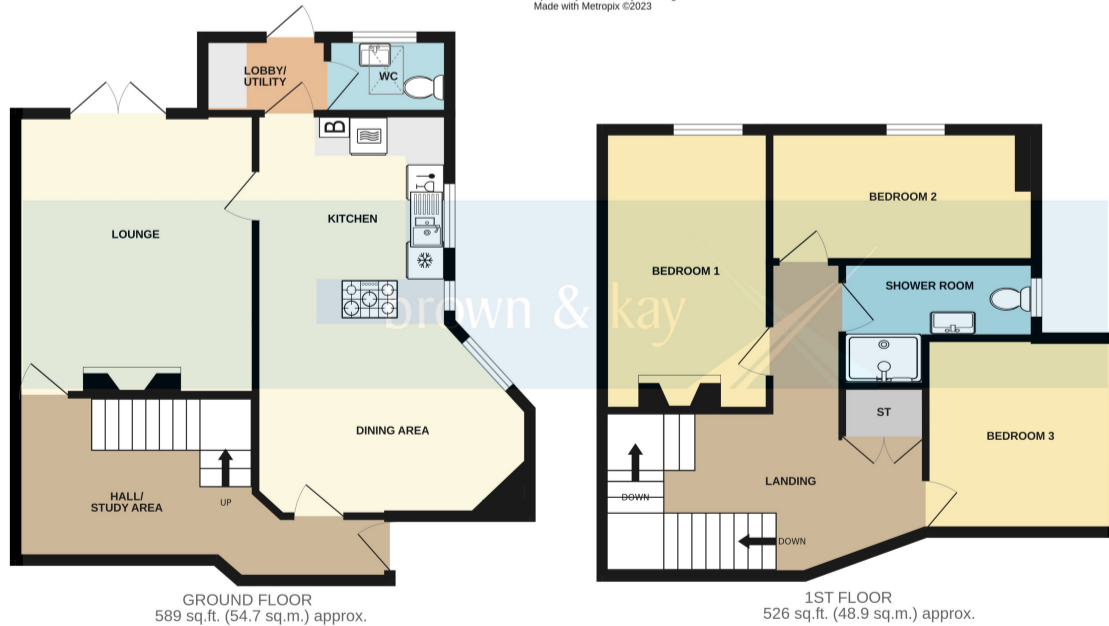


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



103A Alumhurst Road, ALUM CHINE, Dorset BH4 8HS

£550,000

The Property

NO FORWARD CHAIN Occupying a fantastic position moments from the beach is this beautifully appointed three double bedroom home with private garden. Being one of just two properties in this character building, the accommodation consists of the ground floor, first floor and loft space. The home affords an impeccable and stylish interior with a seamless blend of contemporary elements and character features such as stripped wood flooring, fireplaces and period style radiators, all of which enhance the ambience of home. Additionally, there is a generous reception hall with feature staircase and ample space to create a 'work from home' set up, a stunning and beautifully appointed kitchen/dining room, three double bedrooms, two of which enjoy views towards Bournemouth Bay, a stylish shower room, downstairs WC with separate utility area, and a particular feature of the property is the private garden to the rear, directly accessed from the impressive lounge.

Alum Chine is a highly desirable location with miles upon miles of impressive golden sandy beaches a leisurely stroll away, perfect for a relaxed paddle boarding session and refreshing dip, or take a walk either way along the promenade to Bournemouth and beyond in one direction, and the famous Sandbanks in the other - a hotspot for water sport enthusiasts. The stylish village of Westbourne with its cosmopolitan vibe and true sense of community at its heart is also within walking distance, and there you can enjoy the numerous café bars, delis and restaurants or browse the Victorian arcade. Explore a little further and you will find plenty of spectacular gardens and great golf to be enjoyed at the Parkstone Golf Course.

AGENTS NOTE - PETS

Dogs are not permitted, but other pets may be allowed subject to approval from the joint freeholder.

ENTRANCE

Entrance which serves both properties, door to Entrance Foyer for the apartment.

LARGE RECEPTION HALL

12' 4" x 8' 5" (3.76m x 2.57m) Featuring a return staircase to the first floor landing, stripped wood flooring and period style radiator, ample space to create a 'work from home' set up.

LOUNGE

14' 10" x 12' 5" (4.52m x 3.78m) An impressive room featuring high ceilings with double opening doors to the private garden, stripped wood flooring, period style radiator, ornate fireplace with mantel and surround.

KITCHEN/DINING ROOM

10' 8" x 10' 0" (3.25m x 3.05m) A beautifully appointed and contemporary styled kitchen equipped with a full range of units with complimentary Quartz work surface and stylish 'Metro' tiling, inset drainer and one and a half bowl sink unit, integrated double oven, work surfaces incorporating 5 ring Neff gas hob with drawer units below, integrated fridge and integrated AEG dishwasher, pantry style unit housing Worcester boiler, stripped wood flooring, double glazed windows to the side, door to utility room, step up to dining area.

DINING AREA

14' 7" x 10' 1" (4.45m x 3.07m) Double glazed window, period style radiator, stripped wood flooring.

UTILITY

6' 2" x 4' 6" (1.88m x 1.37m) Work surface with space and plumbing for washing machine and tumble dryer, wall cupboard, door to the rear garden.

CLOAKROOM

Double glazed velux style window, wash hand basin inset in to vanity unit, low level w.c., radiator, tiled floor and attractive panelling to walls.

FIRST FLOOR LANDING

With doors through to the following rooms:-

BEDROOM ONE

14' 0" x 8' 6" (4.27m x 2.59m) Double glazed window to the rear aspect with pleasant outlook and views towards Bournemouth Bay and beach, period style radiator, Victorian style fireplace.

BEDROOM TWO

9' 10" x 9' 4" (3.00m x 2.84m) Double glazed window to the side aspect, period style radiator.

BEDROOM THREE

13' 11" x 6' 10" (4.24m x 2.08m) Double glazed window to the rear aspect with views on towards Bournemouth Bay and beach.

SHOWER ROOM

Stylish shower room over size shower cubicle with flush mounted controls, hand held shower, ceiling mounted 'Rainfall' shower and feature tiling, low level w.c. and wash hand basin inset in to vanity unit. Radiator, double glazed window, attractive panelling to walls.

ALLOCATED PARKING

To the front are allocated parking spaces for two vehicles, pathway leads alongside the property through to the garden.

PRIVATE REAR GARDEN

A particular feature of the home is the private rear garden which is fully enclosed with a pleasant backdrop, arranged with ease of maintenance in mind, paved patio and decorative stone border.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 2019
Maintenance - On an 'as and when' basis

COUNCIL TAX - BAND C