

FOR SALE

Flat 2, 89 Mountclere, Alumhurst  
Road, Dorset BH4 8HR



PHILIPPA SOLE



£349,950

Ground floor apartment

Bright and Light throughout

Designated private parking

Sunny private patio

2 double bedrooms - one ensuite

Close to the beach

No onward chain

Close to Westbourne high street

Council Tax Band C - £1,909.11

Maintenance and Service Charge  
£1,000 pa

Share of Freehold

## About this property

Step into this charming ground-floor apartment that combines the convenience of being a short stroll from the beach with modern comfort.

This spacious apartment has two double bedrooms with an en-suite shower room to the principle bedroom as well as a full range of wall to wall fitted wardrobes. There is an additional large bathroom for guests. Natural light fills every corner, creating a warm and inviting atmosphere throughout. The contemporary kitchen opens up onto the lounge/dining area and benefits from integrated appliances and plenty of worktop space. The spacious lounge/dining room has double doors leading to a private patio area where you can enjoy sun throughout the day and into the evening. Other benefits include large storage cupboards inside the apartment.

Externally there is an allocated parking space conveniently located at the back of the property to allow easy access straight into the apartment and a large secure bike storage. An outside tap is perfect for when coming back from the beach. Various items of furniture are available to purchase, subject to negotiation.

This delightful apartment perfectly blends practicality with style. Whether you're looking for a full-time residence, seasonal retreat or investment property for long term lets. It's proximity to the beach and thoughtful features caters to a relaxed, enjoyable lifestyle. Offered with no onward chain and vacant possession this is not to be missed!

## Location

A pleasant short stroll of just over 300 metres south of the property takes you via the leafy footpath of Alum Chine down to the award winning sandy bathing beach, where you'll also find a popular children's play park and Italian restaurant.

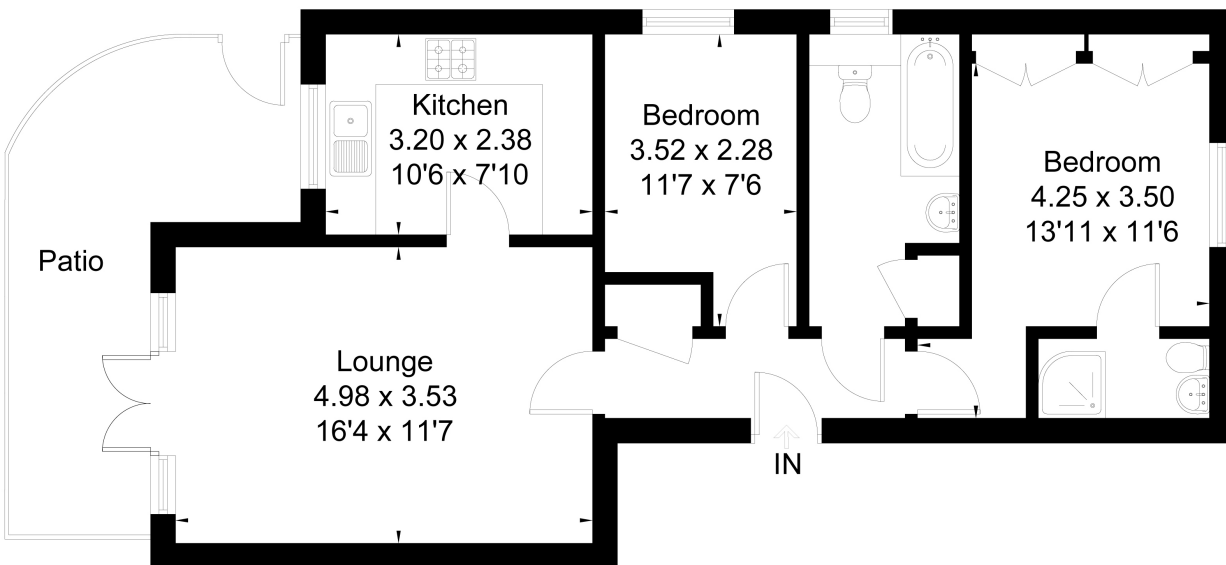
Westbourne 'village' is only approximately half a mile away and provides all that is needed for day-to-day living. From a highly regarded independent butcher to the much used Marks & Spencer's food hall, a diverse range of restaurants and cafés and so much more.







Approximate Floor Area = 59.9 sq m / 645 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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