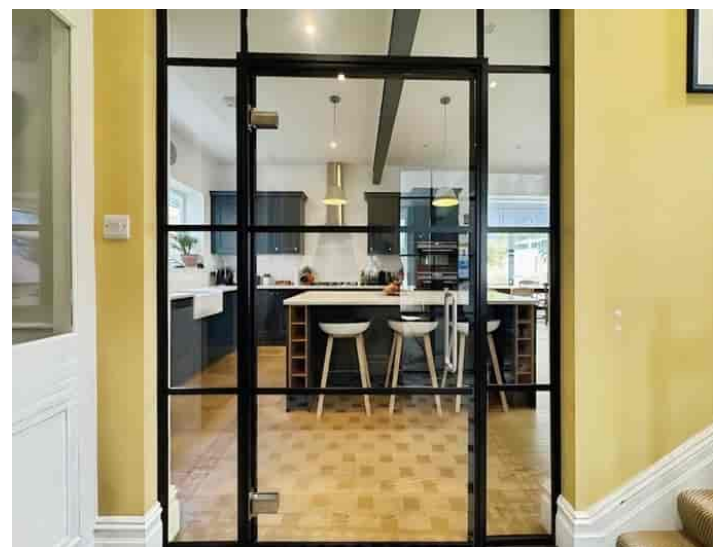




28 Westbourne Park Road, Alum Chine, Dorset BH4 8HG

£995,000

brown & kay



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



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THE PROPERTY

This beautifully re-modelled period family home has undergone extensive refurbishment and now offers a seamless blend of contemporary style and timeless character, all within walking distance of the beach. The home was sold to our clients originally as a 5/6 bedroom home, and they have since crafted the home to suit their current needs.

Step inside to a stunning feature entrance hall with striking patterned flooring, feature return staircase and Crittall glazing doors leading into the heart of the home — a stunning open-plan living/kitchen/garden room. The kitchen features a stylish range of coloured units with integrated appliances, a central island unit with breakfast area, this leads into the family/living area and in turn to a garden room with feature glazed castellated roof and bi-fold doors to the rear garden. There is a utility area and ground floor cloakroom. The entrance hall has a further set of feature Crittall doors leading into the formal lounge and dining areas. The staircase sweeps to the generous first floor accommodation which consists of a principal bedroom with en-suite, two further double bedrooms and a large family bathroom with double ended bath and walk in shower cubicle. There is a second staircase into the excellent sized loft room, currently being used as an artists studio, but this offers the opportunity to create a bedroom suite, studio/office/cinema room or two further bedrooms subject to the relevant planning permission. Outside, the gardens are well established with the front providing a screened seating area. There is off road parking with the side garden offering a tranquil space to sit. To the rear there is brick paved patio which leads up to a lawned area with established shrubs and flower borders, there is a private seating area to the corner along with a good sized timber shed/garage. The gardens are a perfect space for entertaining and with the benefit of the bi-fold doors from the garden room it create a great indoor/outdoor living space.

Perfectly positioned in a prime residential location, just yards away from footpaths that meander down through the Victorian Chines to the beach front. In one direction you can head to the vibrant Boumemouth town centre with its many bars shops and leisure facilities or in the opposite direction along the promenade you can head towards the famous Sandbanks Peninsula and beyond to Poole Harbour with its many water sport activities and connections to the Jurassic Coast with its miles of footpaths to explore. The vibrant village of Westbourne, renowned for its coffee culture, eclectic restaurants and boutique shops is also close by with the usual high street names to include Marks and Spencer food hall.

MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Off Road
- Utilities - Mains Electricity, Mains Gas & Mains Water
- Drainage - Mains Drainage
- Broadband & Mobile Signal - Refer to Ofcom website
- Council Tax - Band E
- EPC Rating -F

KEY FEATURES

- STUNNING FAMILY HOME
- FEATURE KITCHEN/SITTING ROOM/GARDEN ROOM
- UTILITY & CLOAKROOM
- SEPERATE LOUNGE/DINING
- THREE LARGE BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- 2ND FLOOR STUDIO SUITABLE FOR FURTHER DEVELOPMENT
- SUNNY ASPECT GARDENS
- CLOSE TO ALUM CHINE & THE BEACH
- MUST BE SEEN

