

**Alum Chine Road
Westbourne
Bournemouth, BH4 8DX**



A rare opportunity to acquire a three bedroom detached house, full of charm and character, situated within close proximity to the vibrant Westbourne Village and the beach, with a south facing courtyard garden and parking for two cars.

Price guide £735,000 Freehold







Situation & Description

This wonderfully located detached three bedroom house, is full of charm and character, being situated just a stones throw from the vibrant Westbourne Village, which is a real community based location, with its eclectic mix of restaurants, bars and cafes, as well as the Marks & Spencers foodhall, local public transport facilities and a short walk from the award winning Blue Flag sandy beaches close by. The property would suit perhaps a discerning buyer who is looking to purchase their first detached house, or perhaps a buyer who is looking to purchase a holiday home, who is not looking for any high maintenance outside space.

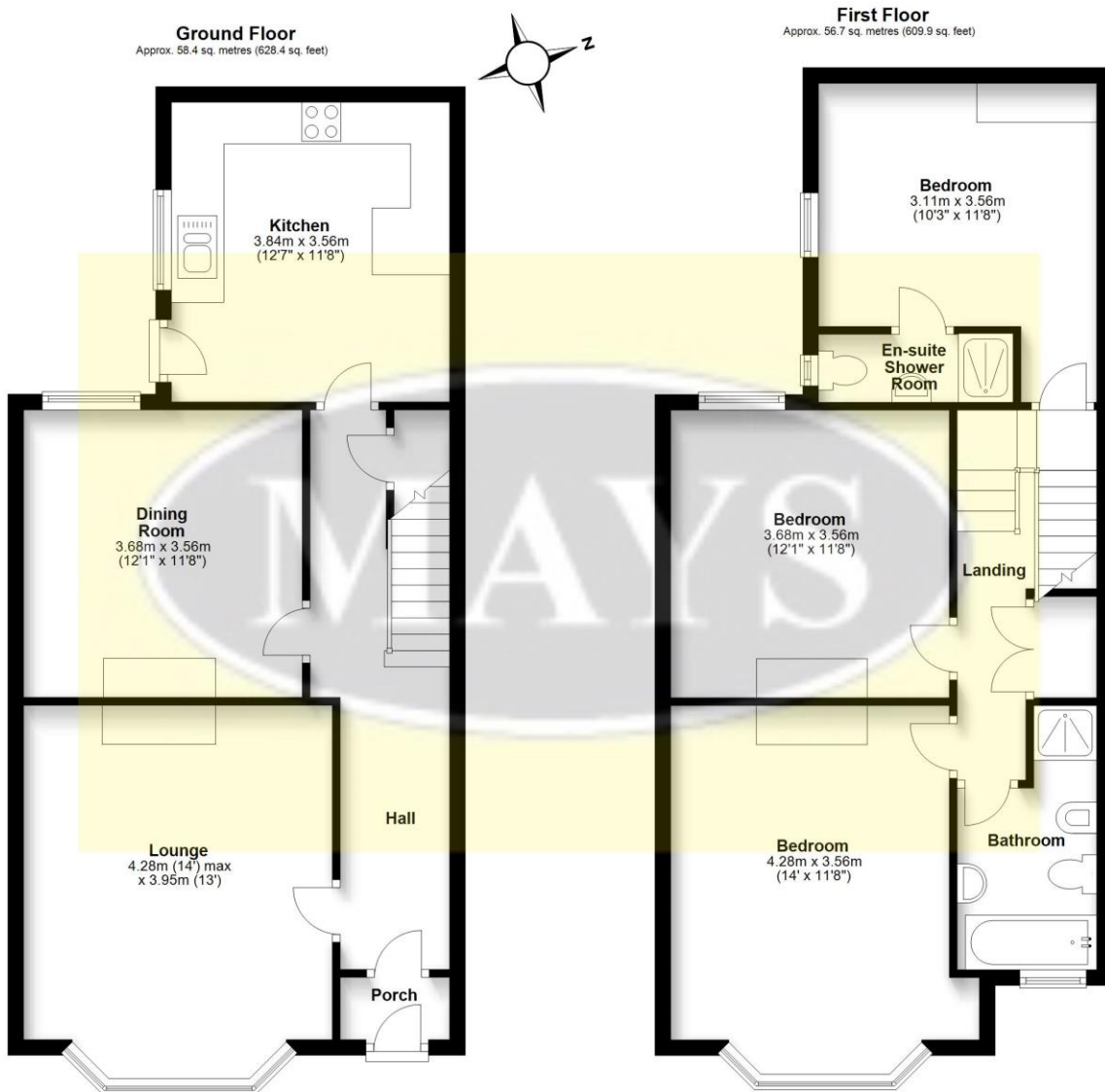
The private front door opens into a beautifully spacious entrance hall, with wooden flooring, with all principle rooms leading off. It creates an excellent first impression. There is a useful understairs storage cupboard. The lounge enjoys a large bay window, allowing the light to flood in. There is an attractive dwarf brick fireplace with an inset flame effect gas fire and a tiled hearth and mantle over. A good size separate dining room, overlooks the courtyard garden. The kitchen is incredibly bright and has a good range of wall and floor mounted storage cupboards with ample work surfaces above. There is a built-in oven and four ring gas hob with extractor hood above. A single door, leads out directly onto the courtyard.

A character staircase with attractive spindles and hand rail, lead to the first floor landing. Built in airing cupboard housing the gas fired central heating boiler. There are three good size double bedrooms, with the second bedroom, having the benefit of a shower room ensuite. The spacious four-piece family bathroom completes the accommodation.

The rear courtyard is a real sun trap, enjoying a southerly aspect. The front of the property is laid to hardstanding concrete, providing ample car parking space for a minimum of two cars, being flanked on one side by a brick retaining wall. Viewing is highly recommended.

FEATURES:-

- **DETACHED THREE DOUBLE BEDROOM HOUSE**
- **IDEALLY LOCATED CLOSE TO WESTBOURNE & THE BEACH**
- **MODERN KITCHEN**
- **FAMILY BATHROOM & ADDITIONAL SHOWER ROOM ENSUITE**
- **SOUTH FACING COURTYARD GARDEN**
- **OFF ROAD PARKING FOR A MINIMUM OF TWO CARS**
- **VIEWING HIGHLY RECOMMENDED**



Total area: approx. 115.0 sq. metres (1238.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(63-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE:

Mays and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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