



brown & kay

residential sales

lettings

mortgages

land & new homes

auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

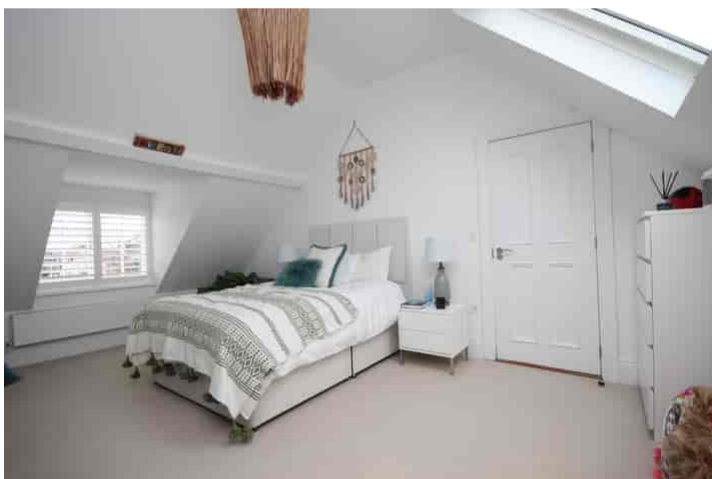
rightmove
find your happy

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 Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



63 Alumhurst Road, ALUM CHINE, Dorset BH4 8EW

£995,000

The Property

Dating from early last century, this exquisite home offers timeless elegance and a tastefully styled interior arranged predominately over ground, first and second floors. Meticulously designed, this home affords a seamless fusion of contemporary fittings with historic features, exuding charm and character at every turn. From the moment you enter, you will be greeted by the grandeur of high ceilings, period architecture, magnificent original style windows and cast iron style radiators - colour toned to compliment the living and sleeping accommodation. The interior has been thoughtfully curated with great attention to detail, with sleek finishes and premium materials, every element reflecting quality and comfort. The open plan layout effortlessly connects the living, dining and kitchen areas and the staircase showcases a custom designed stained glass window. There are three first floor bedrooms together with a luxurious bathroom and en-suite shower room to the master for added comfort and convenience, and on the second floor is an equally impressive bedroom suite. The private southerly aspect courtyard garden is arranged with ease of maintenance to ensure minimal upkeep - a serene outdoor retreat.

Whether you're drawn to the allure of coastal living or captivated by the timeless charm of this character-filled abode, this property promises a lifestyle of comfort and sophistication

Embrace the joy of living just a stroll away from the beach with miles upon miles of golden sandy shores perfect for a refreshing dip or paddle boarding session. Enjoy leisurely walks along the scenic promenade stretching to Bournemouth town centre and beyond in one direction, and the glamour of Sandbanks in the other, a hotspot for water sport enthusiasts. Nearby Westbourne renowned for its laid back ambiance offers an eclectic mix of coffee bars, restaurants, and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore a little further and you will find spectacular gardens to visit and great golf to be enjoyed at the Parkstone golf club, the area is also well catered with transport links to include train stations at both Branksome and Bournemouth.

STUNNING ENTRANCE HALL

12' 10" x 5' 5" (3.91m x 1.65m) Feature tiled floor.

CLOAKROOM

Windows to the side and front elevations, wash hand basin and low level w.c., feature tiled floor.

LIVING AREA

18' 6" into bay x 16' 5" (5.64m x 5.00m) A fabulous living area with stunning alcove bay window and feature fireplace with exposed brick work, beam and log burner - windows to either side, attractive engineered oak plank flooring.

KITCHEN/DINING AREA

22' 4" x 11' 6" (6.81m x 3.51m) Engineered oak plank flooring, French doors to garden. Contemporary Shaker style kitchen by Kitchen Elegance with two tone units, quartz work surfaces and upstands, fully integrated with appliances to include oven, microwave and grill, induction hob, dishwasher, full height fridge/freezer, and washer dryer, return work surface/breakfast bar ideal for casual dining, window to the rear elevation.

UTILITY/GYM

14' 1" x 9' 2" (4.29m x 2.79m) Stairs lead down to basement/utility/potential gym area. Work surface with units below and inset sink unit.

FIRST FLOOR LANDING

19' 2" x 10' 1" (5.84m x 3.07m) Staircase featuring a stunning stained glass window - custom designed by the current owner, to the generous landing with return staircase to the second floor, airing cupboard.

MASTER BEDROOM

18' 6" maximum measurement x 12' 8" (5.64m x 3.86m). Feature alcove bay window with shutter, built-in wardrobes.

EN-SUITE SHOWER ROOM

10' 8" x 4' 0" (3.25m x 1.22m) Suite comprising oversize shower with 'Rainfall' head, low level w.c. and wash hand basin, Porcelanosa tiling.

BEDROOM TWO

15' 7" x 11' 5" (4.75m x 3.48m) Currently set up as a home office with bespoke cabinetry, window to the front elevation with shutter.

BEDROOM THREE

Window to side elevation, walk in wardrobe, original fireplace.

FAMILY BATHROOM

Tiled bath with mixer taps, 'rainfall' shower head and screen, concealed w.c., and vanity unit with inset wash hand basin, Porcelanosa tiling with feature tiled wall to bath/shower area.

SECOND FLOOR LANDING

BEDROOM FOUR

17' 2" x 11' 1" (5.23m x 3.38m) A characterful room with window to the front elevation, velux style window, door through to the en-suite.

EN-SUITE BATHROOM

19' 3" maximum measurements x 6' 3" (5.87m x 1.91m) Sloped ceiling, tiled bath with shower attachment, mounted vanity unit with wash hand basin, low level w.c. Porcelanosa tiling. Alcove nook with window to the front elevation. Cupboard housing boiler.

SOUTHERLY ASPECT GARDEN

A well screened courtyard style garden which has been landscaped for ease of maintenance with planting surround, an ideal retreat for outdoor living and entertaining.

OUTSIDE / PARKING

Block paving providing off road parking for numerous vehicles. Gate gives access to the rear of the property, ideal for secure storage of bicycles.

COUNCIL TAX - BAND F