



**99a Alumhurst Road, Alum Chine,
Bournemouth BH4 8HR
£1,100,000 Leasehold**





Property Summary

An elegant and tastefully designed detached residence situated in a highly sought after location, within just a short walk to the award winning golden beaches. The property offers exceptional living accommodation, four bedrooms, two balconies, family bathroom and low maintenance garden.



Key Features

- Tastefully designed detached house
- Four double bedrooms
- Generous living accommodation
- Open plan kitchen/family room
- Two balconies with sea views from the top floor
- Utility room
- Driveway with parking for several vehicles
- Just a moments walk to Alum Chine beach
- Council Tax Band F



About the Property

Security gates allows access onto the driveway with parking for several vehicles.

Upon entering the property, the wide entrance hall leads through to the ground floor accommodation. The kitchen has a range of eye and low level cupboards, space for American style fridge/freezer and range cooker. Leading off the kitchen is a utility room with space and plumbing for washing machine. The kitchen opens onto the family room, an extremely bright aspect with outlook onto the garden. The living room is situated at the front of the property, with wood burning stove as the main focal point to the room.

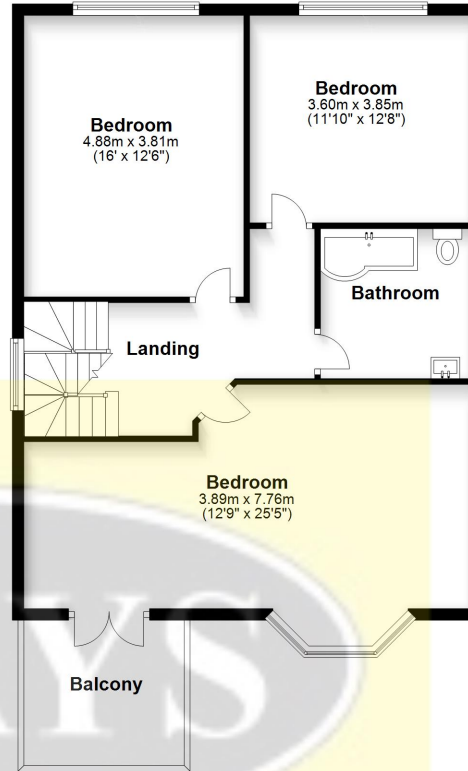
Stairs rise to the first floor landing with access to three generous double bedrooms. The master benefits from balcony to the front aspect. The luxury family bathroom completes the accommodation with three piece suite comprising WC, wash hand basin and bath with shower above. The second floor offers the fourth bedroom/home office or hobby room, this level offers far reaching sea views and has doors leading onto the balcony.

Outside, to the rear is a well manicured and easy maintenance garden. Laid mainly to artificial lawn with a patio area offering space for entertaining and alfresco dining.

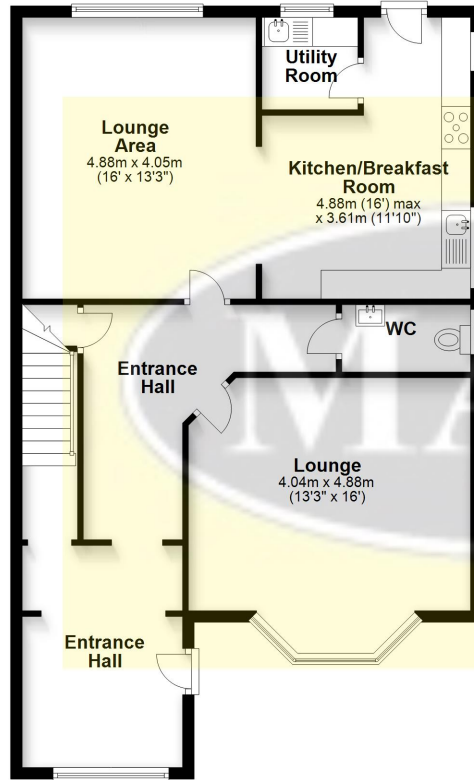
Tenure: Leasehold with a remainder of a 999 year lease

We have been advised there is no ground rent or service charge.

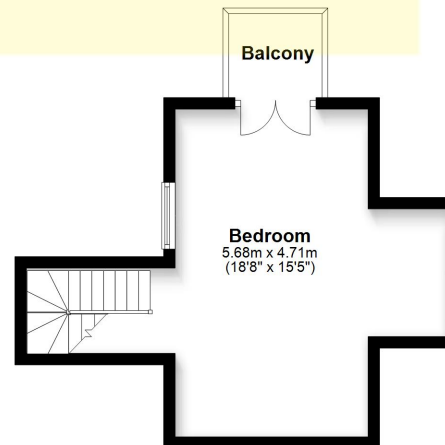
First Floor
Approx. 87.2 sq. metres (938.4 sq. feet)



Ground Floor
Approx. 87.9 sq. metres (945.7 sq. feet)



Second Floor
Approx. 28.2 sq. metres (303.0 sq. feet)



Total area: approx. 203.2 sq. metres (2187.1 sq. feet)



About the Location

Situated just moments from the golden Alum Chine beach which stretches across from Sandbanks to Hengistbury Head. There are beautiful scenic walks through 'The Chines', leading to Westbourne village which hosts a range of local amenities including Marks and Spencer Foodhall, cafes, restaurants, bars, boutiques and many more. Regular bus routes along Alumhurst Road and also in Westbourne village and the nearest train stations being Branksome or Bournemouth with links to Weymouth and London Waterloo.



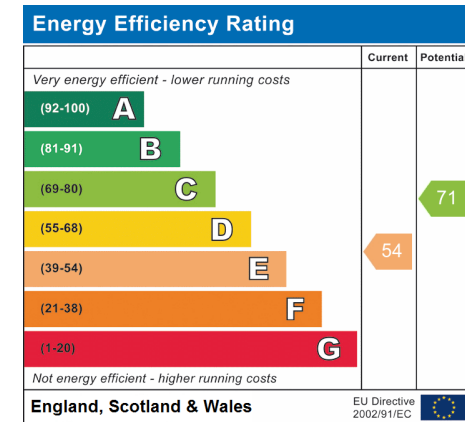
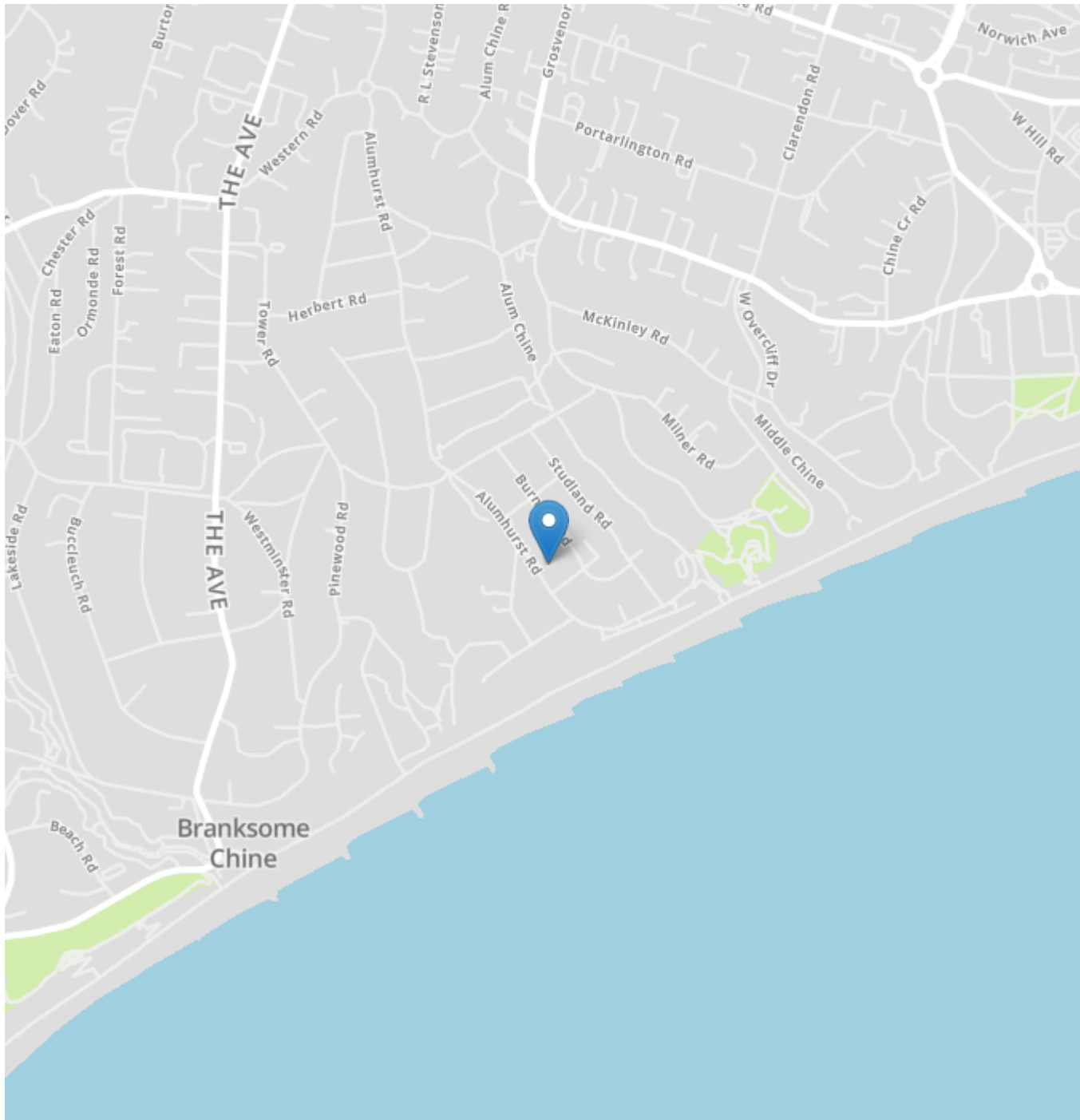
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New Developments (where applicable)

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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