

Branksome Dene Road, Alum Chine,  
Bournemouth BH4 8JW

Guide Price £550,000 Leasehold









## Property Summary

A superb opportunity to acquire a quite unique apartment occupying the entire top floor of a stunning period residence. The property is located in arguably one of the most sought-after tree lined roads within walking distance of Alum Chine Beach and is surrounded by substantial detached homes of similar appearance.

We feel this apartment is a refreshing departure from more standard purpose accommodation and could suit discerning purchasers who would like to retain a sense of privacy within a highly desirable address.



## Key Features

- Private entrance hallway with storage
- Substantial reception/dining hallway with a feature-stained glass window
- Living room with large bay window
- Generous kitchen/dining room
- Two double bedrooms with fitted wardrobes
- Large bathroom with double shower
- Private front and rear gardens
- Garage with courtesy door leading to garden
- Superb positioning moments from Alum Chine beach and Westbourne
- No onward chain



## About the Property

The property has its own private entrance door (originally the main entrance prior to the conversion of the property). This leads to the entrance hallway which has a useful storage cupboard and stairs rising to the main reception hallway. The reception/dining hallway is an impressive area that is centrally positioned within the apartment and flooded with light courtesy of a large stained-glass window to the front.

The living room continues the light and spacious feel of the property and has a large bay window to the front elevation. The kitchen is unusually large for an apartment and is fitted with a range of units and appliances and there is plentiful space for a dining table. The kitchen enjoys tree top views to the rear and also of the gardens.

Both of the bedrooms are generous doubles, which benefit from having fitted wardrobes. The bedrooms are serviced by a large bathroom that has a double shower. Throughout, the property has a very spacious feel and there is also access to a large roof space for storage.

There are only two apartments within the property (ground floor and first floor) and this has allowed for a generous amount of outside space. This property owns the entire front garden and also a large easily maintained garden to the rear of the curtilage. The garage has a courtesy door that also leads into the private rear garden which is ideal for keen gardeners. As can be seen from the photographs, the garden contains a variety of established shrubs and trees and enjoys a sunny orientation.

We feel this property enjoys not only a sought-after and quiet location, close to beaches and local amenities, but it also presents a fantastic opportunity to acquire an apartment that offers the privacy, generous rooms sizes and the outside space of many freehold homes in the area.

Tenure: Leasehold

Remaining Lease: In excess of 900 years

Ground Rent: Peppercorn

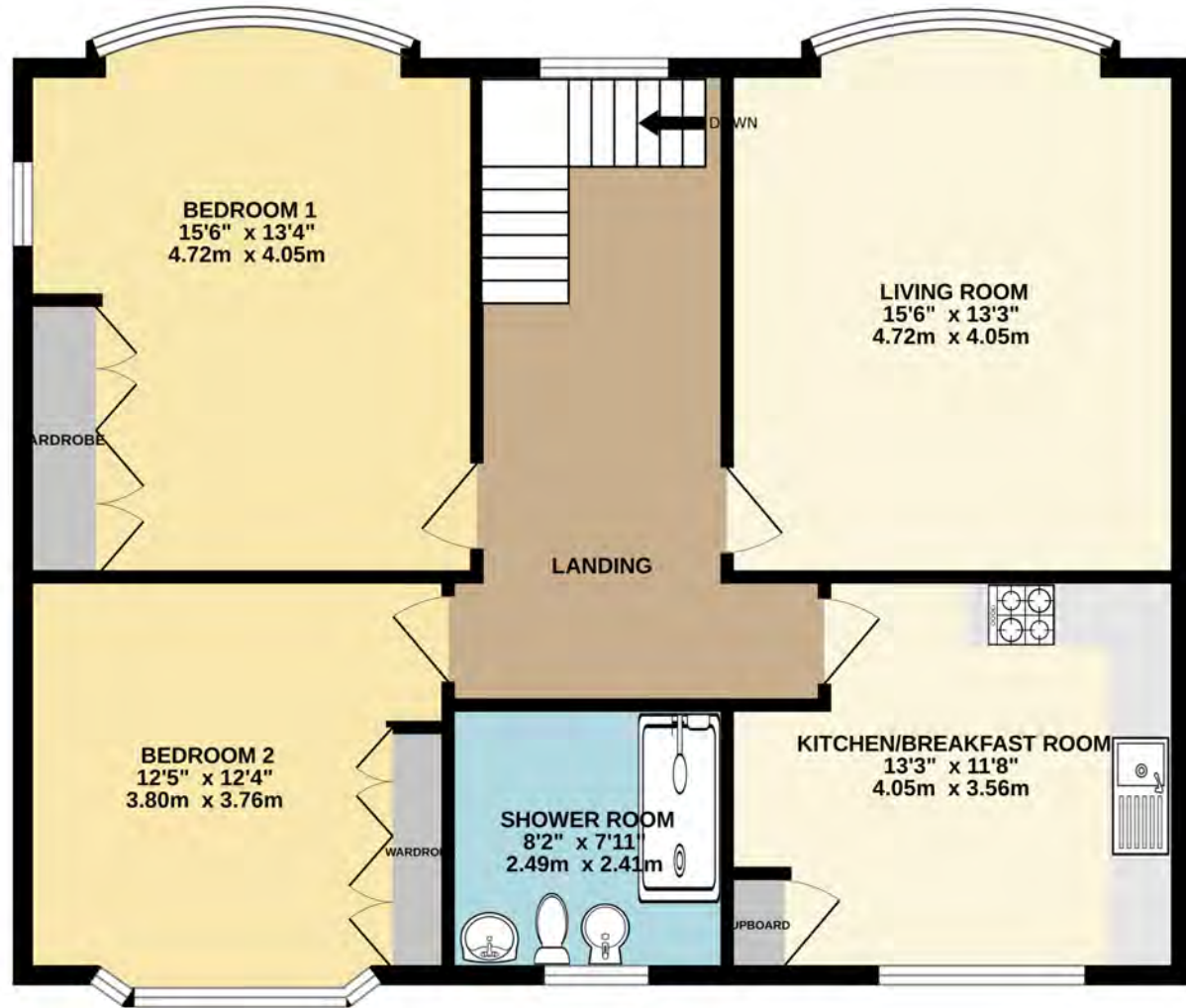
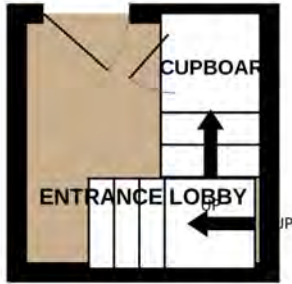
Service Charge: Self maintaining as in terms of the lease

Council Tax Band: C



GROUND FLOOR  
55 sq.ft. (5.1 sq.m.) approx.

FIRST FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## About the Location

The property is situated close to the Blue Flag sandy bathing beaches at Alum Chine. Within a short walk in the other direction is the vibrant village of Westbourne, renowned for its boutique shopping, Marks & Spencer food hall, restaurants, cafes and bars. Bournemouth town centre is also within close proximity and offers a wide range of leisure, entertainment and shopping facilities, as well as the renowned sandy beaches found at Pier Approach.

There are excellent transport facilities by road and rail to Southampton and London, and Bournemouth and Southampton airports facilitate travel further afield.

An ideal location to enjoy the very best of the South Coast.

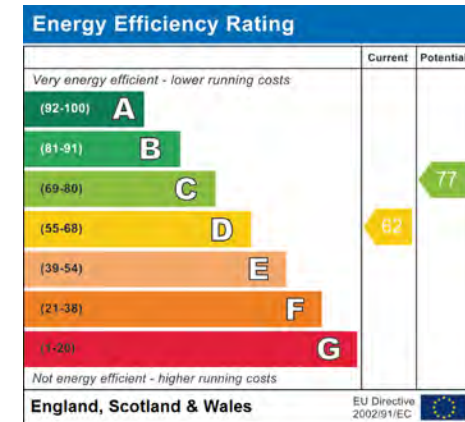
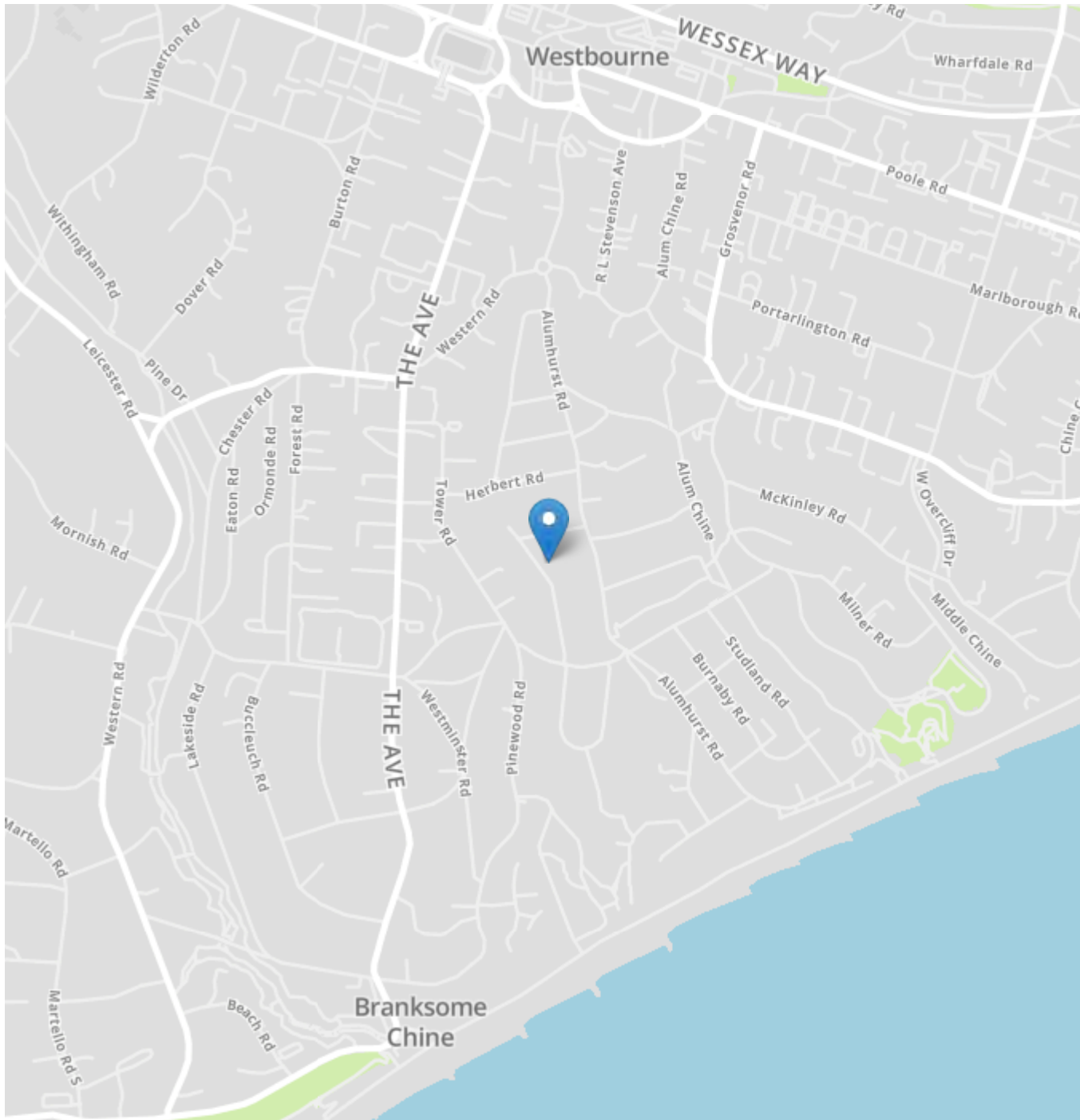


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Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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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