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



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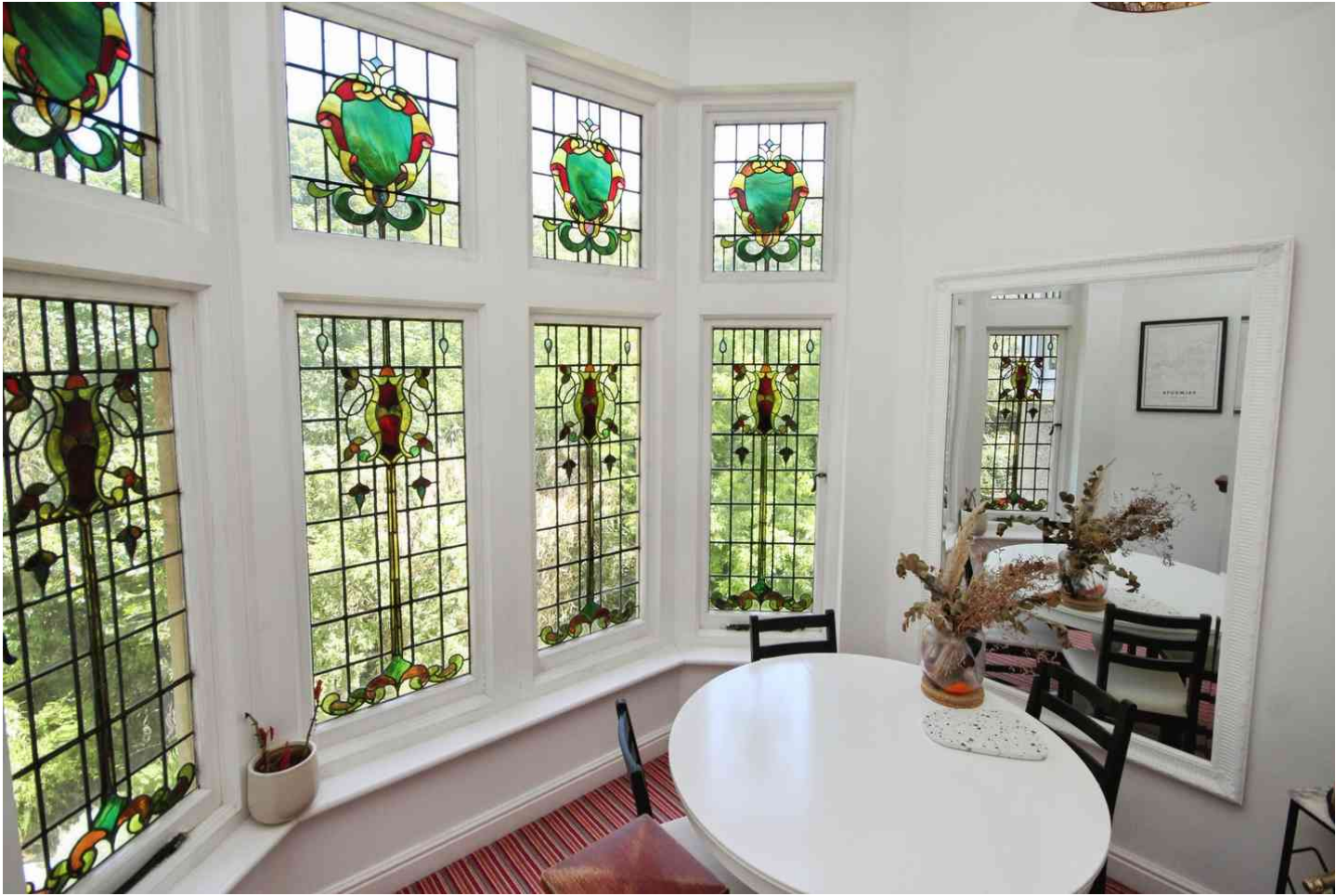
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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



Flat 5, 22 Rosemount Road, ALUM CHINE, Dorset BH4 8HB

£350,000

The Property
This first-floor apartment combines timeless charm with modern comforts; you're welcomed by an atmosphere of grandeur and grace. The open plan kitchen/diner is a showstopper perfect for entertaining with the beautiful stained-glass windows which adds character and elegance to the space. There is a bright living room brimming with contemporary touches which effortlessly complements the apartment's heritage charm. Retreat to the sumptuous bedrooms, each a sanctuary of calm and comfort, while the stylishly appointed bathroom offers a spa-like ambiance, perfect for unwinding after a beachside stroll.

Step outside and you'll discover a sun-drenched south-facing communal garden, framed by mature greenery – an idyllic haven. A private woodland footpath leads directly from your door to Alum Chine, where cliffside walks, sea breezes and breath-taking views await.

This is more than just a property – it's a lifestyle statement. Whether you're seeking a full-time coastal residence, a grand second home, or a luxurious investment, with only seven apartments in the building and a share of the freehold, this property presents a rare opportunity to own a slice of Bournemouth's coastal charm.

Moments away are leafy Chine walks which meander directly to miles upon miles of golden sandy beaches with promenade stretching to Bournemouth and beyond one way, and the famous Sandbanks in the other. Explore in the opposite direction and you will find the bustling village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well catered for with bus services operating to surrounding areas and train stations located at nearby Branksome and Bournemouth town centre.

COMMUNAL ENTRANCE
Stairs to first floor.

ENTRANCE HALL
Doors to all primary rooms, large storage cupboard.

KITCHEN/DINING ROOM
19' 6" x 9' 8" (5.94m x 2.95m) Kitchen area: mix of base and wall units with complementary work surfaces over, space for washing machine and free standing fridge/freezer, integrated oven and gas hob with extractor over.
Dining area: stairs down to dining space with feature stain glass windows with a pleasant outlook over the communal gardens.

LIVING ROOM
14' 6" x 12' 0" (4.42m x 3.66m) Feature bay window overlooking the communal gardens, feature fireplace.

BATHROOM
Sash style windows to side aspect, four piece suite to include bath with mixer taps, shower cubicle, wash hand basin and w.c, storage cupboard.

BEDROOM ONE
13' 4" x 13' 0" (4.06m x 3.96m) Feature window to front aspect.

BEDROOM TWO
12' 1" x 10' 0" (3.68m x 3.05m) Window to front aspect.

GARAGE
17' 6" x 8' 2" (5.33m x 2.49m) Double opening doors, providing secure parking and additional storage.

MATERIAL INFORMATION
Tenure - Share of Freehold
Length of Lease - 969 years remaining.
Service Charge - £823.50 per half year (£1,647.00 per annum)
Management Agent - Hawks Estates
Holiday Lets - Not permitted
Pets - We have been advised pets are permitted with permission from the managing agent - awaiting confirmation.
Parking - Garage
Utilities - Mains Electricity, Water & Gas
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band C
EPC Rating - C