



GROVELEY ROAD, BOURNEMOUTH, BH4

£465,000 FREEHOLD

A unique four bedroom maisonette with a private garden and two off road parking spaces located within the sought after Alum Chine area just minutes away from local shops and amenities of Westbourne village as well as Alum Chine beach itself. The property offers many character features throughout as well as a beautiful kitchen/breakfast room, study and offered with no onward chain

Character Apartment | Freehold | Private Entrance | Four Bedrooms |
Modern Kitchen | Period Features | Private Garden | Off Road Parking |
No Chain

Westbourne | 01202 767633 |

Winkworth



LOCATION

Alum Chine Beach is probably one of Bournemouth's favourite Blue Flag award winning beaches, particularly loved by the locals for its wide, exceptionally clean, sandy beaches situated further to the West of Bournemouth, away from the hustle and bustle of Bournemouth Pier and the town centre.

It's hugely popular with young families due to a pirate-themed large adventure playground, toilets with baby changing facilities, lost children centres, RNLI lifeguard stations, pubs and ice cream kiosks.

Alum Chine is home to a beautiful Tropical Garden which is situated to the rear of the beach and the beautiful wooded chine leads all the way to Westbourne Village which offers an excellent range of individual shops, bars, coffee shops and restaurants.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



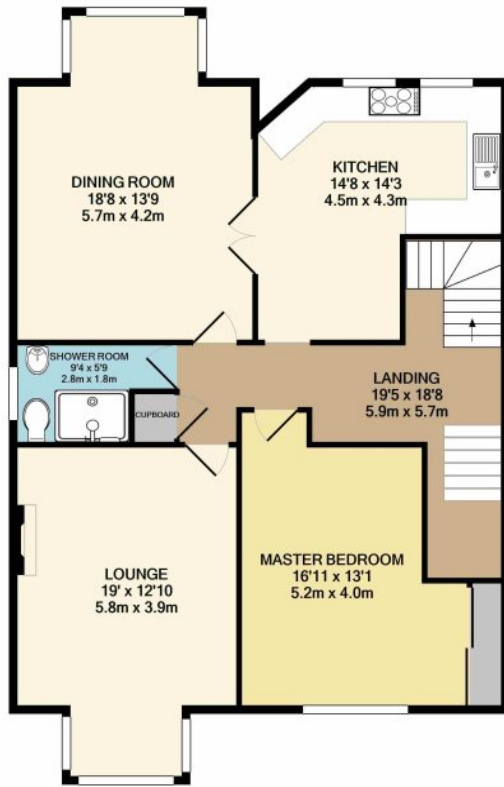
DESCRIPTION

The property is accessed via its own private entrance where a flight of stairs lead to the first floor landing. There are doors to principal rooms as well as useful storage cupboards and a shower room which is tiled and comprises a double shower, WC and wash hand basin.

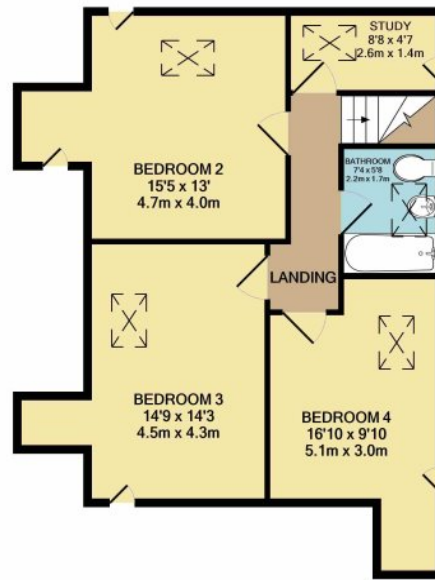
The bright and airy living room has a feature high ceiling and fireplace as well as a bay window overlooking the front aspect. The kitchen has been beautifully fitted to include a range of base and eye level work units with space and plumbing for domestic appliances as well as space for a dining table and enjoying views over the private garden behind. There is a separate dining room accessed either from the hallway or double doors from the kitchen and like the lounge has a bright bay window.

The master bedroom is situated on the first floor with a large fitted wardrobe and space for further free standing furniture. The further three double bedrooms are situated on the second floor all with access to eave storage space and Velux windows. There is also a study with a fitted desk. The bathroom is tiled and comprises bath/shower, WC and wash hand basin. Please note the combi boiler is housed within the study eave storage cupboard.

Outside there is a private garden conveyed with the property which would benefit from some landscaping. In addition there are two off road parking spaces to the front.



1ST FLOOR
APPROX. FLOOR
AREA 1047 SQ.FT.
(97.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1649 SQ.FT. (153.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: C

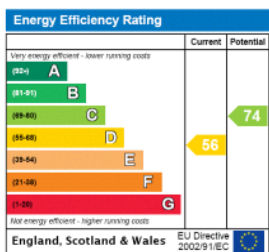
TENURE: Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: As and when basis – 50/50

AT A GLANCE

- Character Apartment
- Freehold
- Private Entrance
- Four Bedrooms
- Modern Kitchen
- Period Features
- Private Garden
- Off Road Parking
- No Chain



Westbourne | 01202 767633 |

