



CLIFF HOUSE, ALUMHURST ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

£600,000 SHARE OF FREEHOLD

This first floor Alum Chine cliff top apartment offers unrivalled sea views which stretch from Hengistbury Head, across to the Isle of Wight and over to Old Harry Rock and the Purbecks making it the perfect home by the water. The popular shops bars and restaurants of Westbourne are nearby as are good travel connections. Available for immediate occupation.

Stunning sea views | Two double bedrooms | Two modern bathrooms |
Large lounge diner | Fitted kitchen | Large balcony | Allocated parking |
Vacant possession

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

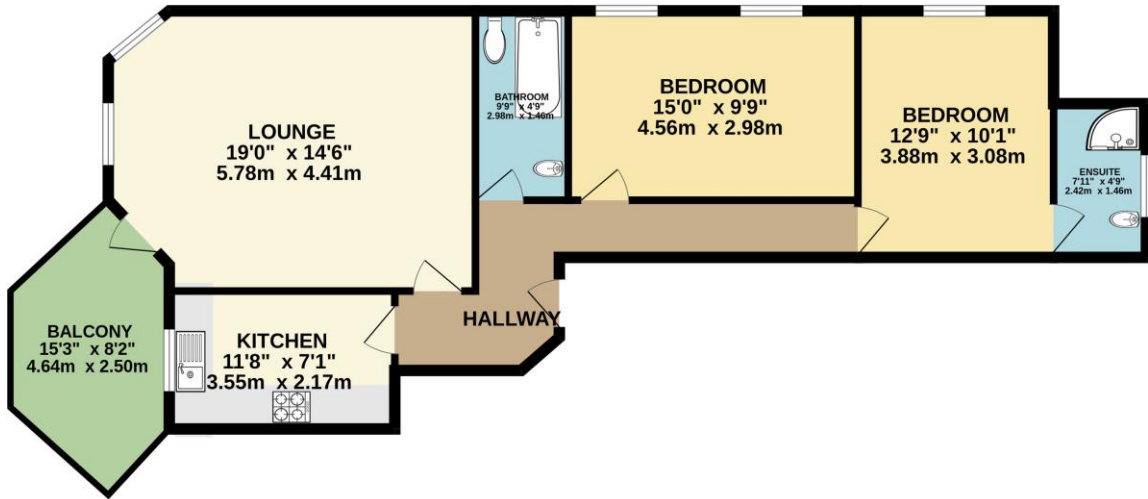
Cliff House is a small character conversion of just five privately owned apartments situated directly on the cliff top in Alum Chine. This apartment is situated on the first floor and enjoys simply stunning sea views from large windows in the lounge and from the generous sized balcony where to the East Hengistbury Head is clearly visible, out to sea the Isle of Wight and over to the Purbecks in the West.

The lounge is a good size with ample room for a dining table and plenty of space for entertaining. The kitchen is accessed via the lounge and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms both with windows to the sunny west aspect and there is space for free standing furniture. The master bedrooms has the added benefit of an ensuite with suite comprising of a wc, wash hand basin and panel bath. There is a family shower room with large walk in shower, wc and wash hand basin.

An allocated parking space is located to the rear of the block alongside several visitor spaces.

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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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: E

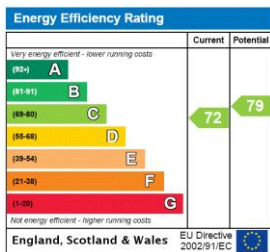
TENURE: Share of Freehold 973 years lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2000 per annum

AT A GLANCE

- Stunning sea views
- Two double bedrooms
- Two modern bathrooms
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- Fitted kitchen
- Large balcony
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