



THE GATEHOUSE, ALUMDALE ROAD, BOURNEMOUTH, BH4

£180,000 LEASEHOLD

A bright two bedroom top floor apartment set within a character development which is situated in the heart of Alum Chine. The award winning beach is a short walk away as are the popular shops, bars and restaurants of Westbourne.

Offered with vacant possession.

Top floor | Two bedrooms | Large lounge diner | Fitted kitchen | Modern bathroom | Chine views

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.

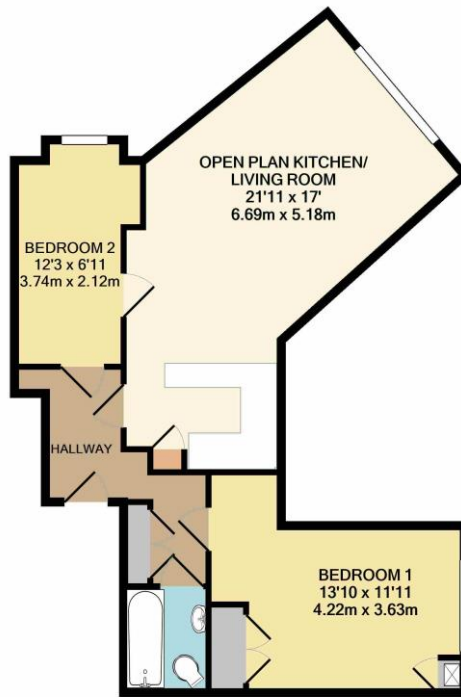


DESCRIPTION

The apartment is situated on the top floor which is accessed from a flight of stairs through well presented to communal hallways. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

There is a large bright lounge which has ample room for dining table and enjoys tree views over the chine. The kitchen is open plan to the lounge diner and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There is a good size master bedroom with a fitted wardrobe and ample room for further freestanding furniture. The master bedroom again enjoys tree views from a large window. The second bedroom can be accessed via the hallway or via the lounge diner and is very versatile and could be used as an office or second reception if required. The bathroom is tiled and comprises of a suite to include WC, wash hand basin and panel bath with shower above.



TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.8 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
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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: A

TENURE: Leasehold 189 years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2000 per annum

AT A GLANCE

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