



THE PENTHOUSE SANDBOURNE ROAD, ALUM CHINE, BOURNEMOUTH, DORSET, BH4

£495,000 SHARE OF FREEHOLD

A bright & spacious penthouse apartment set in a quiet cul-de-sac in Alum Chine just a few hundred meters from the award winning beach. Westbourne offers a variety of leisure and shopping facilities and is nearby as are good transport links. The property offers modern contemporary accommodation throughout with a sea glimpse.

Penthouse | Three double bedrooms | Three modern bathrooms | Large lounge | Contemporary kitchen | Private balcony | Sea glimpse | Allocated parking

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

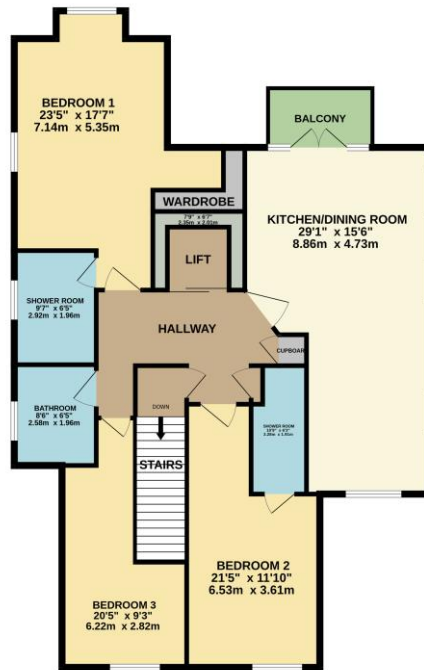
The penthouse is situated on the top floor and is accessed via lift which goes directly into the entrance hall. There is further access via a stair case which leads from the communal landing below.

There is a large lounge with dual aspect windows and French doors which lead out onto the Sunny private balcony. There is ample room for a good size dining table. The contemporary kitchen is open plan to the lounge and is fitted with a range of base and eye level work units with integrated appliances.

There three generous double bedrooms. The master bedroom is a particular feature of the property enjoying dual aspect windows, fitted wardrobes and a contemporary ensuite shower room. Bedroom two also has the benefit of an ensuite shower room and there is space for freestanding furniture. The third bedroom, also a double room, has access into the family bathroom which has a suite comprising of a WC, wash hand basin and panel bath shower above.

An allocated parking bay is conveyed with the property.

THIRD FLOOR
1449 sq.ft. (134.6 sq.m.) approx.



TOTAL FLOOR AREA: 1449 sq.ft. (134.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the Figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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: F

TENURE: Share of Freehold 980 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2000 per annum

AT A GLANCE

- Penthouse
- Three double bedrooms
- Three modern bathrooms
- Large lounge
- Contemporary kitchen
- Private balcony
- Sea glimpse
- Allocated parking

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