



ALUM CHINE ROAD, BOURNEMOUTH, BH4

**£875,000 FREEHOLD**

A stunning five bedroom family house situated within close proximity to the ever popular Westbourne village as well as a short woodland walk away from Alum Chine beach. The house offers a huge amount of character and versatility with a blend of period and modern features throughout. A particular feature of the house is the beautiful open plan kitchen/diner/snug area which has views of the surrounding gardens. In addition, there are two off road parking spaces.

Stunning Family House | Five Bedrooms | Semi Detached | Short Walk to Westbourne | Close to Beach | Blend of Modern & Character | Flexible Accommodation | Exceptionally Well Presented | Off Road Parking Spaces | No Onward Chain

Westbourne | 01202 767633 |

Winkworth



## LOCATION

The property is perfectly located between the charming Westbourne Village and Alum Chine Beach. Westbourne has a distinct cosmopolitan vibe and offers an excellent range of independently owned shops, bars, coffee shops and restaurants as well as popular high street names such as M&S Foodhall.

Bournemouth is a seaside resort known for having seven miles of sandy award winning beaches, botanical gardens, Victorian architecture, and a buzzing nightlife. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just a 2 hour 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.



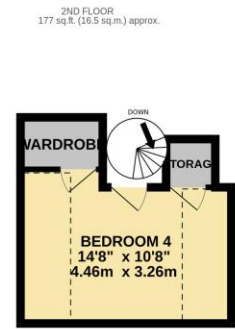
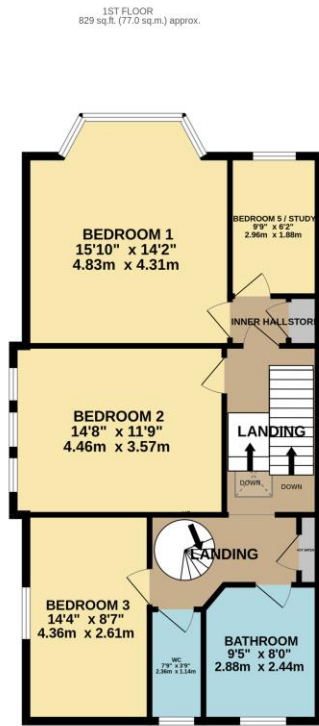
## DESCRIPTION

The house is approached via a well presented gated pathway leading up to the front porch. The entrance hall feels light and airy with a large understairs storage cupboard as well as doors to principal rooms. Period features throughout include fireplaces, high ceilings and original doors with beautiful stain glass windows.

The living room enjoys a southerly aspect and benefits from a feature open fire place as well as a bright bay window overlooking the well manicured and private front garden. A particular feature of the property is the open kitchen/diner/snug. The kitchen is finished to a high standard with bespoke cabinetry and multi burner fire and surround. It also has ample room for a dining table and chairs with space and plumbing for domestic appliances including an American style fridge. There are French doors leading into the back garden and useful lean-to area. There is also a utility room with additional storage and a modern shower room / WC.

There are four bedrooms on the first floor. The landing of which includes a beautiful stained glass sky light. The master bedroom has the added benefit of a bright south facing bay window which overlooks Skerryvore Gardens. All bedrooms have space for wardrobes and drawers as required. The modern main bathroom comprises a bath/shower, WC and wash hand basin. There is also a separate WC next door and personal sinks in bedrooms 2 and 3. Upstairs the final double bedroom provides a more private space overlooking the rear garden and with storage in the eaves.

Outside the well presented and sunny garden flows from front to back with a mature tree and shrub border, as well as a raised decking, a log store, garden storage and patio to the rear ideal for a table and chairs. Secure double gates lead directly to the two off road parking spaces.



*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767633 for a rental valuation*

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and furniture are for information only. No responsibility is taken for any error or omission. 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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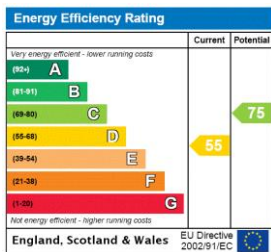
**COUNCIL TAX BAND: E**

**TENURE: Freehold**

**LOCAL AUTHORITY: BCP**

**AT A GLANCE**

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