



**MOUNTCLERE, ALUMHURST ROAD, BOURNEMOUTH, DORSET, BH4**

**£280,000 SHARE OF FREEHOLD**

An immaculately presented two bedroom top floor apartment situated in an enviable position close to the award winning beach in Alum Chine. The property comprises bright modern accommodation throughout with allocated parking.

Top floor (second) | Two double bedrooms | Two modern bathrooms |  
Lounge diner | Contemporary kitchen | Allocated parking | Close to the  
beach

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

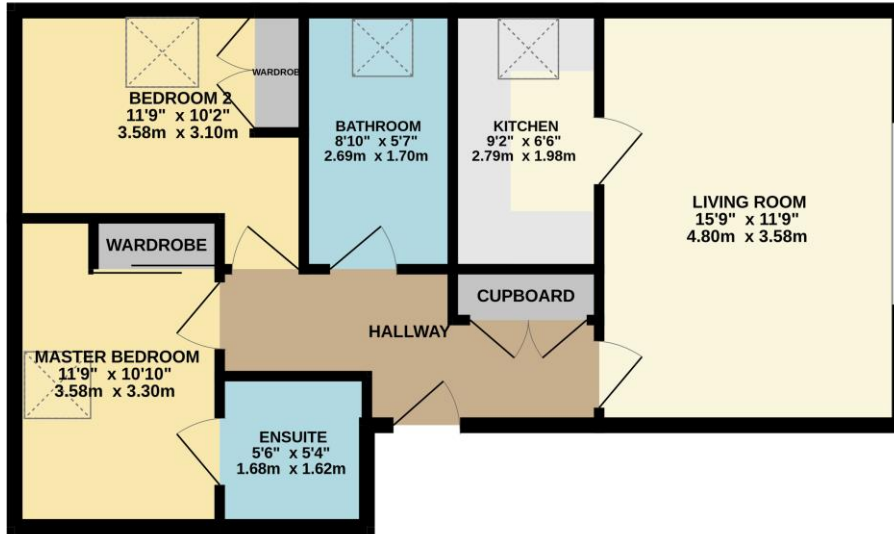
The apartment is situated on the top (second) floor and is accessed by stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a large storage cupboard and doors to principal rooms.

There is a good size lounge, with a large window, which has ample room for dining table. The contemporary kitchen is accessed by the lounge and is fitted with a range of base & eye level work units with a range of integrated appliances.

There are two good size double bedrooms. The master bedroom has the added benefit of fitted wardrobes and a dressing table, and a modern ensuite shower room with suite comprising wc, wash hand basin and cubicle shower. The spacious family bathroom is part tiled and comprises a hidden cistern wc, pedestal hand wash basin and panel bath with shower attachment.

An allocated parking bay is conveyed with the property.

SECOND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA - 628 sq.ft. (58.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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:** C

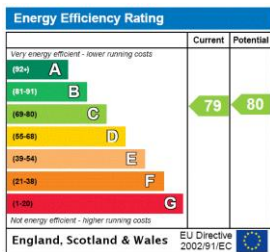
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1000 per annum

**AT A GLANCE**

- Top floor (second)
- Two double bedrooms
- Two modern bathrooms
- Lounge diner
- Contemporary kitchen
- Allocated parking
- Close to the beach



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