



ALUM CHINE ROAD, BOURNEMOUTH, DORSET, BH4

£750,000 FREEHOLD

For sale by informal tender with offers invited in writing by 12:00 14th June 2024. An incredibly spacious four bedroom double fronted house which requires complete refurbishment. The house offers enormous versatility and potential and is situated in a character house set just a short walk away from the vibrant and popular shops bars and restaurants in Westbourne.

Double fronted semi detached house | Four bedrooms | Four reception rooms | Large rear garden | Superb off road parking | Garage | In need of complete modernisation | For sale by informal tender

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

For sale by informal tender with offers invited in writing by 12:00 14th June 2024 along with proof of funds. Exchange of contracts is then required within 10 days.

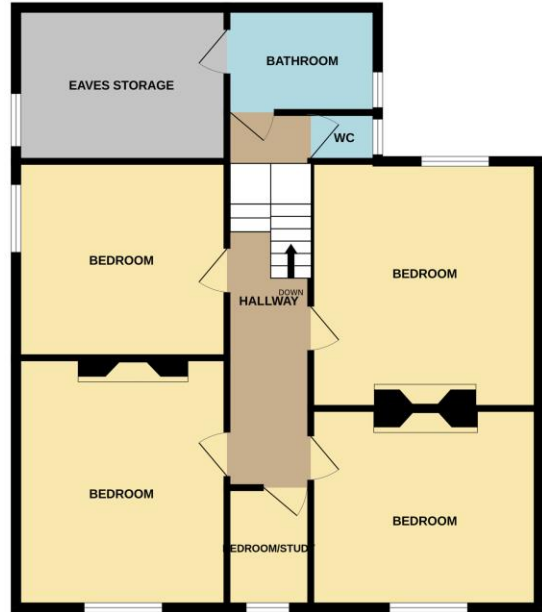
The house requires complete refurbishment but offers enormous potential and scope for extension and improvement. Inside there are four generous double bedrooms, four reception rooms and a study.

Outside there is superb amounts of parking ahead of a pitched roof garage and a large sunny rear garden.

GROUND FLOOR
952 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 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: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Double fronted semi detached house
- Four bedrooms
- Four reception rooms
- Large rear garden
- Superb off road parking
- Garage
- In need of complete modernisation
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