



ALUMHURST ROAD, BOURNEMOUTH, BH4

£1,295,000 FREEHOLD

A stunning and contemporary detached house set behind electric gates which occupies an exclusive position backing directly onto Alum Chine. This individual and architecturally designed property boasts four double bedrooms, three bathrooms, stunning kitchen/living room as well as a turntable driveway ahead of a double garage. Offered with no onward chain.

Impressive and contemporary detached house | Four Double Bedrooms | Three Bathrooms | No Chain | Turntable Driveway | Double Garage | Contemporary Fittings Throughout | Close to Beach & Westbourne Village

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.



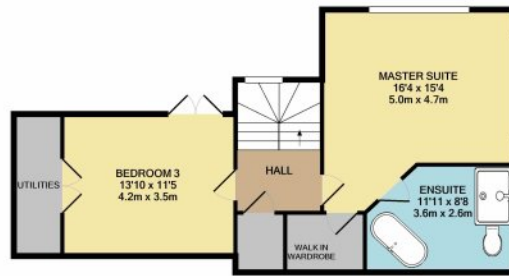
DESCRIPTION

The property is approached via secure electric gates where a long driveway sweeps down to the double garage, turntable driveway and access via the impressive front door.

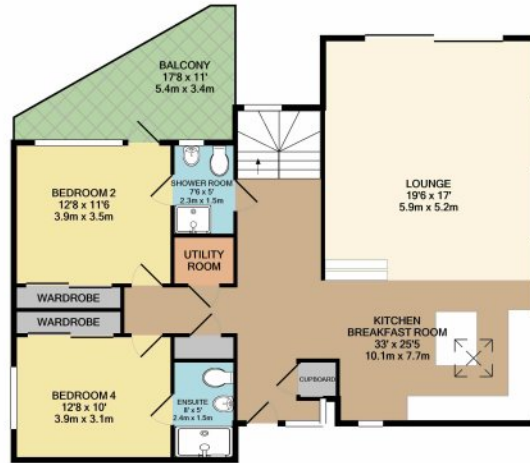
The feature front door leads into the entrance hallway which houses a store cupboard and a utility cupboard with space and plumbing for domestic appliances. The stunning kitchen breakfast room is fitted with range of high end integral appliances within the white high gloss base and eye level units. There is also a breakfast bar and space for a dining table. The exceptionally spacious living room includes a feature brick wall, a dual aspect via the large patio sliding doors with views over the chine as well as a sunny southerly aspect into the private garden.

There are four generous double bedrooms in total two of which are located on this level with built-in wardrobes and modern ensuite shower rooms all including Villeroy & Boch fittings. The rear bedroom has the added benefit of a large private balcony with views over Alum Chine itself and a contemporary glass surround.

A flight of stairs lead down to the lower ground floor which comprises a stunning master suite with en suite bathroom including double shower double sink, WC a walk-in wardrobe and very large windows overlooking the garden and the chine itself. The other bedroom houses a 'utilities' cupboard with heating controls and there is also double doors giving direct access to the garden. Please note there is a spacious storage cupboard located off the lower hallway.



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 634 SQ.FT.
(58.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1153 SQ.FT.
(107.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1786 SQ.FT. (165.0 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 capability 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

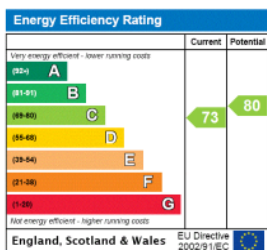
COUNCIL TAX BAND: F

TENURE: Freehold

LOCAL AUTHORITY: BCP Council

AT A GLANCE

- Impressive and contemporary detached house
- Four Double Bedrooms
- Three Bathrooms
- No Chain
- Turntable Driveway
- Double Garage
- Contemporary Fittings Throughout
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