

WESTBOURNE SALES
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ALUMHURST ROAD, ALUM CHINE, BH4 8HW
Guide Price £1,295,000



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ALUMHURST ROAD ALUM CHINE, BH4 8HW £1,295,000

Situation

Occupying one of the most sought after cliff top locations in the area, the uninterrupted panoramic sea views from the property are simply stunning.

The far reaching views stretch along the coastline from The Purbecks across the bay towards Bournemouth & Boscombe Piers and Hengistbury Head and the Isle of Wight in the distance.

Situated directly on the cliff top, Alum Chine provides a wonderful location with Bournemouth's famous sandy bathing blue flag beaches below. Westbourne Village is not far away at the other end of Alumhurst Road.

The beautiful beaches of Alum Chine and Branksome Dene are located in the heart of Bournemouth's famous seven mile stretch of golden sands. Westbourne Village is close by with its variety of restaurants, wine bars, boutiques and local amenities. From the beach a flat promenade walkway leads into Bournemouth town centre where the pier, the Pavilion and Central Gardens are all accessible.

Bournemouth also offers the Bournemouth International Centre, theatres, museums, art galleries and numerous restaurants and clubs. Schools, colleges and university cater for the education of all ages and are found in the local area.

Description

Mays of Westbourne are delighted to be instructed on this three / four bedroom exclusive home situated in a quite superb cliff top position in Alum Chine.

Extending to circa 2600sq ft. properties of this nature rarely come to the market and we expect there to be a lot of interest.

The property requires some modernisation in places, but offers a great deal of potential to be a fantastic seaside home.

Access to the property is on the ground floor into an enclosed porch with a further door leading into the ground floor hallway. At the end of the hall is a large lounge area and you are greeted with stunning sea views and sliding doors to the rear garden, a conservatory can be found to the side and a further door leads to the kitchen / breakfast room.

The kitchen / breakfast room has a range of matching wall and base units and has space and plumbing for all the usual kitchen appliances along with a breakfast area, a door leads through to the second reception / dining area.

The property also has the benefit of an integral double garage which is accessed from the ground floor, along with a w/c.

A spiral staircase leads to the first floor landing where you will find three double bedrooms, the master is a good sized double and benefits from en-suite bathroom and sliding doors to a sun balcony once again taking advantage of the panoramic views. Bedrooms two and three also benefit from being doubles with en-suites along with built in wardrobe space.

Further stairs from the first floor landing lead to another bedroom / study on the top floor.

To the rear of the property a particular feature of this stunning seaside home is a beautifully maintained large private garden with panoramic sea views. The garden is mainly laid to lawn with mature hedgerow borders and the added benefit of a large sun patio abutting the lounge providing the perfect spot to take in the panorama and soak in the sun, whilst listening to the waves lapping below.

General Notes

- Stunning panoramic sea views
- Three / four bedrooms
- Three bathrooms
- Cloakroom
- Sun balcony
- Lounge
- Conservatory
- Kitchen breakfast room
- Dining room
- Integral double garage
- Large private garden

Tenure: Freehold

Local Authority: Bournemouth Borough Council

Viewing: Strictly by appointment with Mays Estate Agents

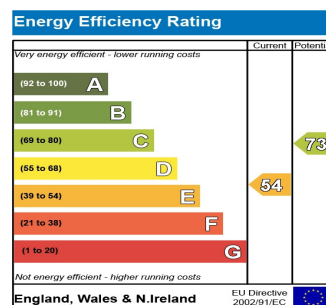
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Important Notice

Mays, their clients and any joint agents give notice that:

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Total area: approx. 249.1 sq. metres (2680.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
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