



61 Alumhurst Road, Alum Chine, Bournemouth BH4 8EW
Asking Price £1,300,000 Freehold





CHARACTER BY THE BEACH A delightful five bedroom detached house boasting many of its original features and just moments from the beach.

- FIVE BEDROOM DETACHED HOUSE
- IDEAL FAMILY HOME
- CELLAR
- SEPARATE ANNEX WITH INCOME POTENTIAL
- MOMENTS WALK FROM BOTH WESTBOURNE AND THE BEACH

Location

The property sits minutes from the very popular beach at Alum Chine with its famous blue flag sandy bathing beaches.

Vesuvio is a popular Italian Restaurant which sits on the promenade overlooking the beach and offers the perfect spot to watch the world go by whilst enjoying a drink on their terrace.

The popular shopping village of Westbourne is less than a mile away offering a wide variety of shops, boutiques, bars and restaurants, whilst Canford Cliffs Village approximately 1.4 miles away.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

Property Comprises

A substantial Edwardian detached character property set on a level plot that offers versatile accommodation. This beautifully appointed home, retaining many original features including high ceilings on the ground and first floor, is located in the highly desirable Alum Chine location only a moments walk from the award winning sandy beaches and within easy reach of Westbourne Village. Bright and spacious throughout the living accommodation is arranged over three floors and has the benefit of an additional self-contained studio that is currently being used for holiday rental but would also make an excellent family annex which has been created by the current owners. On entering the property you are greeted by an impressive reception hall, with stairs leading to the first floor and access to the ground floor rooms.

The ground floor offers two large reception areas including the formal living room and the kitchen/dining/family room which is a particular feature of this home with modern fitted units and doors leading directly on to the rear garden, there is a separate utility room, shower room and stairs leading to a basement.

To the first floor are three double bedrooms, including the master complete with modern fitted en-suite with access on to a sun terrace and walk in wardrobe, the large family bathroom is also located on this floor. The second floor provides a further two double bedrooms and additional bathroom which have been developed by the current owners.

Externally the property benefits from a good sized gated driveway providing ample off road parking, the recently landscaped rear garden is level, private and sunny with good entertaining areas.



