

Luxury+Prestige

VERTE

53 ALUMHURST ROAD, ALUM CHINE, BOURNEMOUTH, BH4 8EW















TAKE A STEP INSIDE



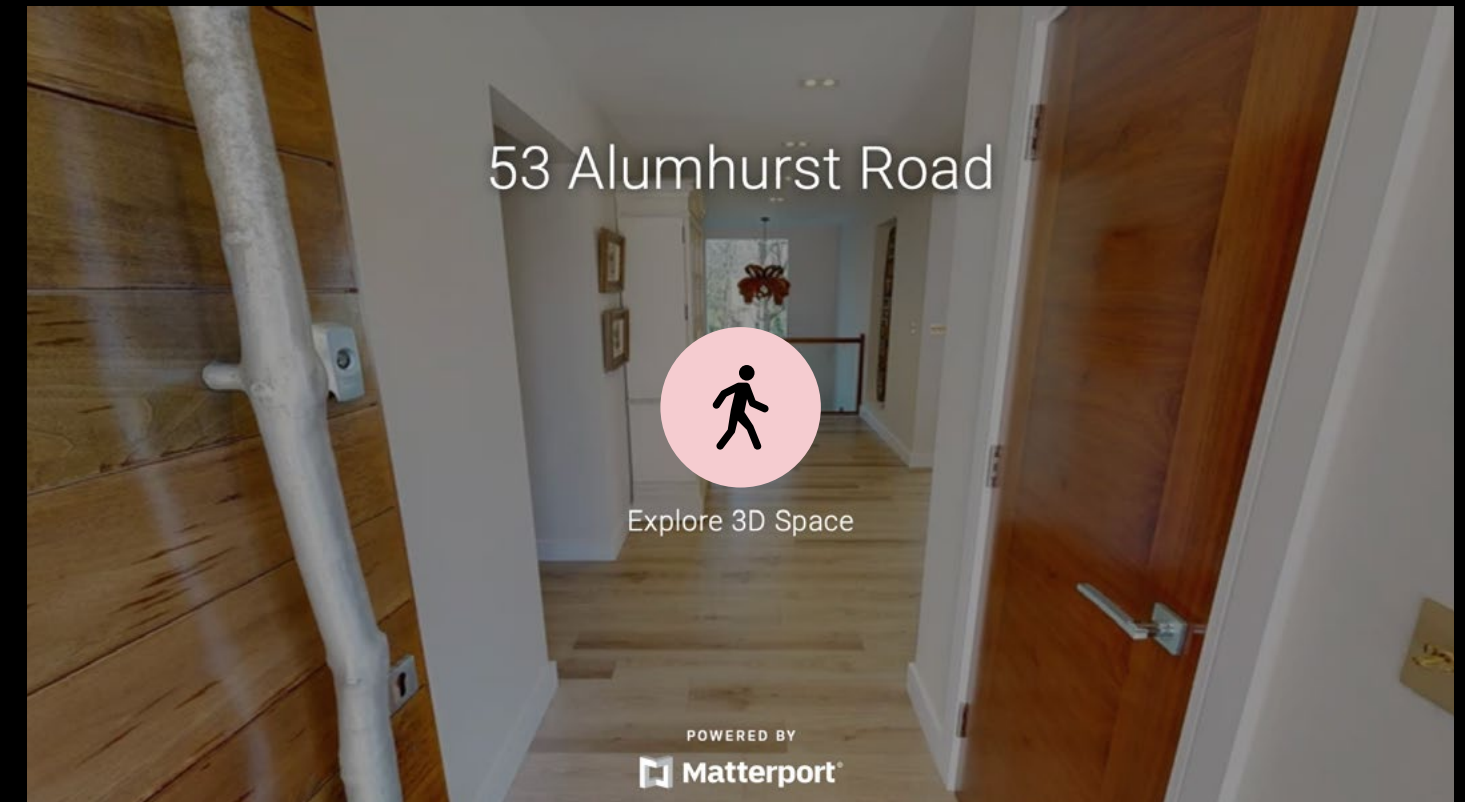
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport

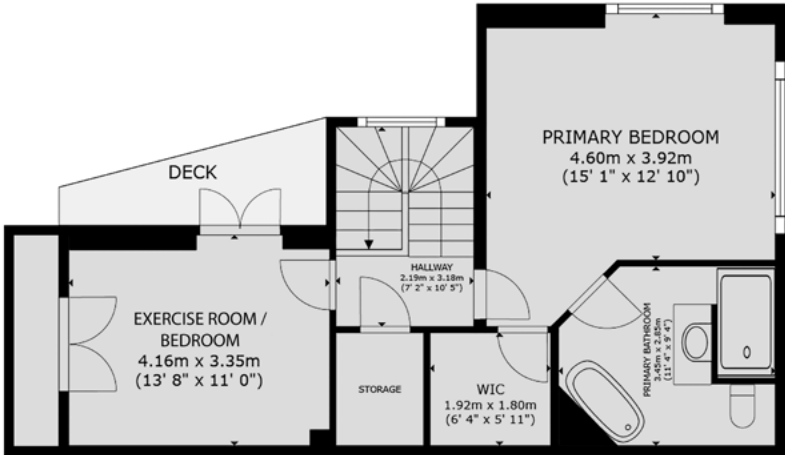
Floorplan

Verte, 53 Alumhurst Road
Alum Chine, Bournemouth, BH4 8EW

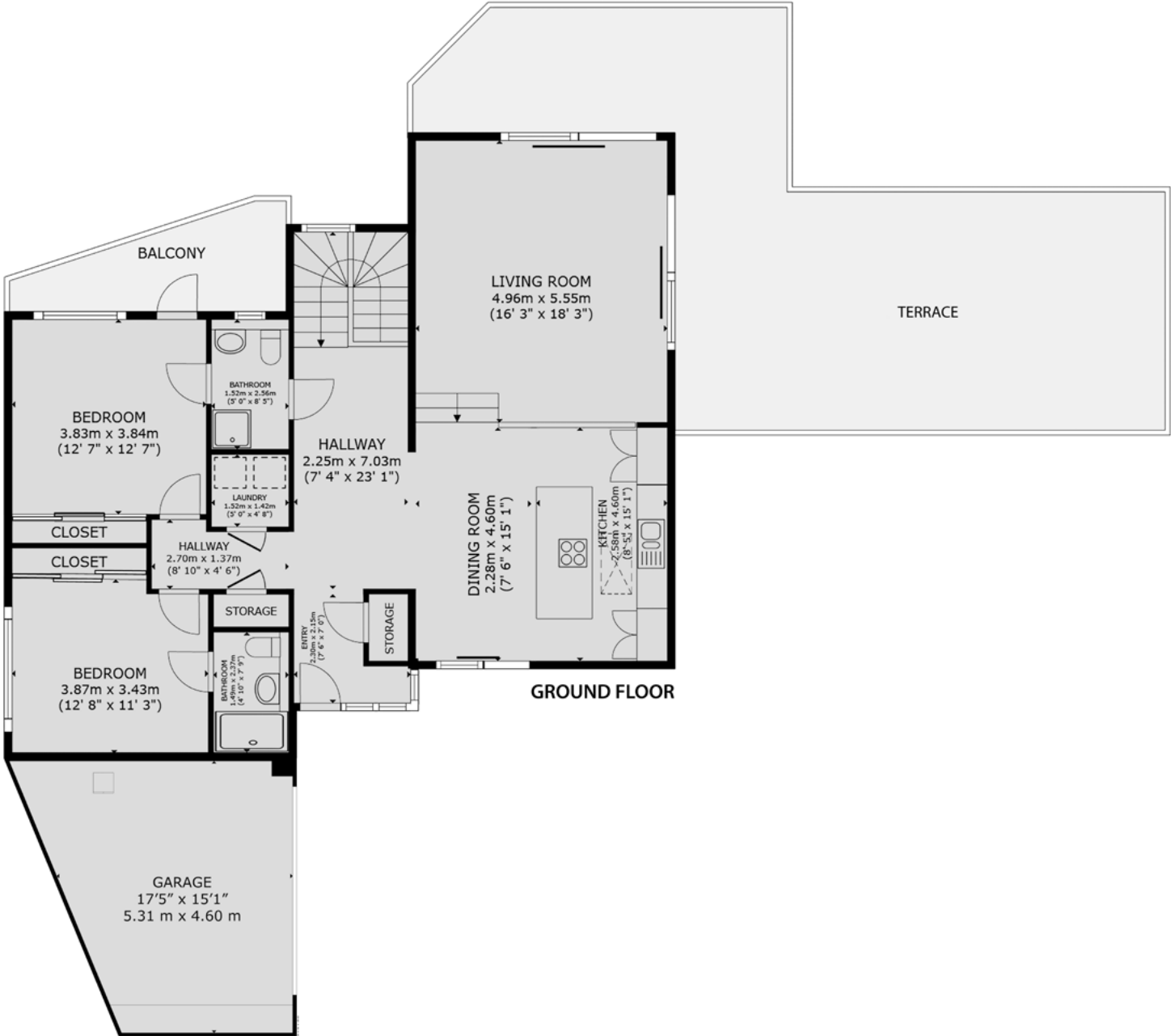
GROSS INTERNAL AREA

House:	
Lower Ground Floor:	630 sq. ft / 58 m²
Ground Floor:	1,311 sq. ft / 122 m²
Total:	1,941 sq. ft / 180 m²
Garage:	254 sq. ft / 23 m²
Overall Total:	2,195 sq. ft / 203 m²

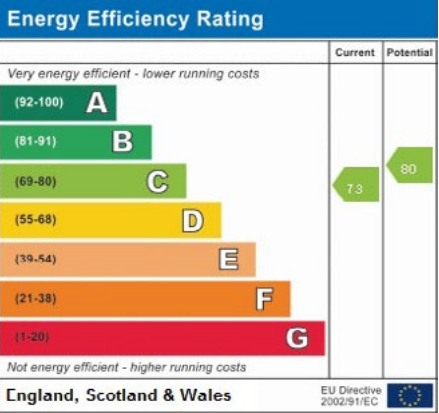
Sizes and dimensions are approximate, actual may vary.



LOWER GROUND FLOOR



GROUND FLOOR



Address:
53 Alumhurst Road

Summary

Verte is a unique and exceptional contemporary home tucked away from prying eyes at the end of a gated driveway and backing onto woodland connecting to Alum Chine.

One of the area's most popular beaches is barely half a mile away in one direction, turn the other way and the centre of Westbourne with its shops and bistros is also about half a mile distant, making this an ideal lifestyle home and perfect to lock up and leave. The house is constructed over just two storeys and the built form extends to circa 2,200 square feet. The interior is simply stunning, having been completed remodelled and re-imagined by the current owners to a very high specification, with no expense spared. The split level open plan lifestyle room zones naturally for kitchen / dining and living. The sumptuous kitchen features a centre island, an impressive array of integrated appliances by Gaggenau and handles by Buster & Punch. This opens onto a private sun terrace with a structural glass balustrade and tranquil treetop view, all of which makes for a stunning outdoor living space. Returning inside there is a total of four bedrooms and three bathrooms, of which the principal suite is located on the lower garden level and includes a walk in dressing room as well as luxurious en suite bathroom. The high end specification includes under floor central heating combined with an air source heat pump as well as a turntable on the driveway which connects to the oversize garage.

Details

Guide Price:	£1,350,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £78,750** Additional Home £146,250** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band F 2025/2026 £3,257.14pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Hidden gem
- + Treetop views
- + Stunning contemporary design
- + Beautiful interior
- + No expense spared by the current owners
- + Four bedrooms, three bathrooms
- + Choice of terraces
- + Open plan living
- + Versatile extra reception
- + Gated driveway & turntable

Our team



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