

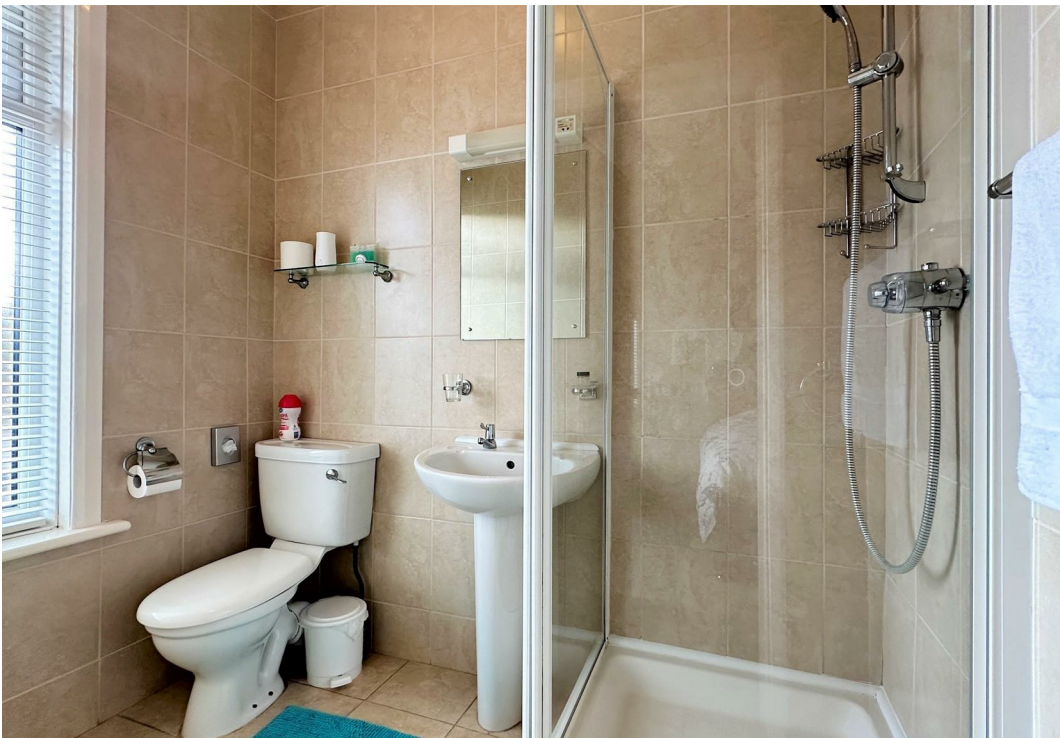


**14 Rosemount Road, Alum Chine, Bournemouth BH4 8HB**  
**Asking Price £895,000 Freehold**









### Alum Chine

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

When you enter the property you are greeted with a large entrance hall, feature staircase with original stained glass windows which leads to the next two floors.

The ground floor is comprised of five reception rooms, two of which have original fireplaces, WC and a conservatory. Further living accommodation is arranged across the rear of the property which is comprised of an office/reception room, kitchen, utility room, 2 bedrooms, bathroom and stairs down to a store/cellar.

The first floor comprises 6 bedrooms, all of which benefit from en-suite facilities. The second floor has 2 further bedrooms both with en-suites.

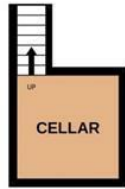
The large south facing rear garden has a paved area leading onto grass and well landscaped borders. Also there is a large low maintenance shed/office space with power.

### Additional Information

Please be advised that the property currently has planning use Class C1 (Hotels and Hostels). Prospective buyers are advised to seek professional, independent advice with regards to altering the planning class.



BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR



This Floor Plan is for guidance only and is NOT TO SCALE © Goadsby  
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**Key Drummond**

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	