



2 Westbourne Park Road

Alum Chine, Bournemouth, BH4 8HG

Price Guide £1,100,000



Road Map



Hybrid Map



Terrain Map



Floor Plan



- SUBSTANCIAL DETACHED DWELLING ARRANGED AS 4 (possibly 5) SELF CONTAINED FLATS
- EXTENSIVE GARDEN (development potential STPP)
- 2 GARAGES
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO WESTBOURNE VILLAGE AND BEACHES
- NO CHAIN (2 x flats are on periodic AST's)
- FREEHOLD
- ALL ENQUIRIES VIA SLADES ESTATE AGENTS

Viewing

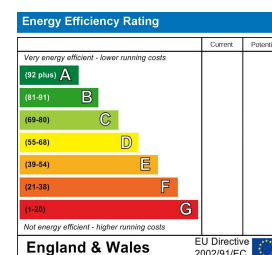
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Energy Efficiency Graph



A RARE OPPERTUNITY: A character detached property arranged as 4/5 self contained apartments in this sought after residential location close to Westbourne Village & Alum Chine Beaches



GROUND FLOOR GARDEN FLAT

NB. STPP THE GROUND FLOOR APARTMENT COULD BE SPLIT INTO 2 X 2 BEDROOM APARTMENTS

Original 'Victorian style' entrance with glazed roof and decoratively tiled floor with side GREENHOUSE. Further door with decorative glazing and matching sides screens to

RECEPTION HALL

18'6" x 6'1" (5.49m x 1.85m)

with deep moulded ceiling cornice, picture rail, light fitting and period style radiator. Glazed doors to

RECEPTION ROOM ONE

18'9" x 14'5" (5.72m x 4.39m)

with deep moulded ceiling cornice, decorative fireplace surround and period style radiators. Decorative light fitting and bay window with sashes.

RECEPTION ROOM TWO

18'2" x 14'1" (5.54m x 4.29m)

with deep moulded ceiling cornice, decorative fireplace surround with feature arch detail to recess and period style radiators. Decorative light fitting and two sash windows to the front elevation.

STUDY

9'3" x 4'10" (2.82m x 1.47m)

coved ceiling with light fitting. Window to side elevation.

BATHROOM

9'3" x 7'6" (2.82m x 2.29m)

with timber clad ceiling and directional spotlights, frosted glazed window to the side elevation and white suite comprising of steel bath, sunken shower area, close couple WC and large pedestal hand basin. Period radiator, wall heater.

BEDROOM

14'2" x 12' (4.32m x 3.66m)

coved and textured ceiling with light fitting, convection radiator with thermostatic valve. uPVC double glazed window to the side elevation.

BEDROOM

15'7" x 12'9" (4.75m x 3.89m)

deep moulded ceiling cornice with textured ceiling and central rose with light fitting. uPVC double glazed bay window to the side elevation and two radiators with thermostatic valves. Over head reading lights.

LIVING ROOM

17'2" x 13'6" (5.23m x 4.11m)

with coved and textured ceiling and decorative central light fitting. Convection radiator with thermostatic valve and uPVC double glazed window to the side elevation with sliding uPVC patio doors onto the rear. Further lobby with secondary access point from the driveway. Sliding door to

KITCHEN

14'6" x 9'6" (4.42m x 2.90m)

with strip light and timber clad ceiling. Extensive range of wall and base level kitchen cabinets with rolled edge working surfaces incorporating a single drainer polycarbonate sink. Eye level built in electric oven and space and plumbing for numerous appliances. Dual aspect uPVC double glazed windows to the rear and side elevations. Boiler cupboard and further trades door to the rear.

OUTSIDE

There are a pair of GARAGES & a large POTTING ENCLOSURE/ GREENHOUSE wrapped around the rear & side of the garage. Surface PARKING AREAS & a further front garden area. The REAR GARDEN is particularly large and partly walled. There is also a large POND/ WATER FEATURE.

FLAT 1 (2nd floor flat)

Communal entrance door on the ground floor with stairs leading to 1st and 2nd floors. Solid wooden fire door to the ENTRANCE HALL with light fitting, smoke alarm and further doors to

LIVING ROOM

15'9" x 11'9" (4.80m x 3.58m)

with central light fitting. Dimplex storage heater and two uPVC double glazed windows to the front elevation. Access to eaves storage space.

KITCHEN

13'2" x 8'8" (4.01m x 2.64m)

strip light, smoke alarm. A range of low level kitchen units, two uPVC double glazed windows to the side elevation and full height airing cupboard with factory lagged hot water cylinder. Low level cabinet housing the electricity consumer units

BEDROOM ONE

12'2" x 12'1" (3.71m x 3.68m)

with light fitting, dual aspect uPVC double glazed window to the rear and side elevation. Dimplex storage heater and built in cupboard.

BEDROOM TWO

12'1" x 8'8" (3.68m x 2.64m)

light fitting, Dimplex storage heater and uPVC double glazed window overlooking the rear garden.

BATHROOM

9'9" x 6'1" (2.97m x 1.85m)

light fitting, wall heater and uPVC double glazed window to the side elevation. White suite comprising of a enclosed bath with chrome mixer taps with shower attachment over, pedestal wash hand basin with chrome taps and low level WC. Part tiled walls.

FLAT 2 (first floor rear)

Communal entrance door on the ground floor with stairs leading to 1st and 2nd floors. Solid wooden fire door leading to the ENTRANCE HALL with textured ceiling, light fitting, picture rail and low level cabinet housing the electricity consumer unit. Doors to

LIVING ROOM

17'2 x 13' (5.23m x 3.96m)

with textured ceiling and light fitting. Electric wall heater and dual aspect uPVC double glazed windows to the rear and side elevation.

KITCHEN

10'3 x 9' (3.12m x 2.74m)

with central light fitting and picture rail. Two uPVC double glazed windows to the rear elevation. A range of matching wall and base level Shaker style cabinets with square edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer tap over. Four ring electric hob and under counter oven with integrated extractor hood over. Space and plumbing for washing machine and full height free standing fridge freezer. Tall cupboard housing water storage unit.

BEDROOM ONE

14'5 x 12' (4.39m x 3.66m)

textured ceiling and deep moulded ceiling cornice with central light fitting. Decorative fireplace surround. Dimplex storage heater and uPVC double glazed bay window to the side elevation.

BEDROOM TWO

12' x 11'9 (3.66m x 3.58m)

with coved ceiling and light fitting, uPVC double glazed window to the rear elevation and vanity style sink unit. Built in cupboard to chimney recess.

BATHROOM

with textured ceiling, light fitting, wall heater, part tiled walls and secondary double glazed window to the rear elevation. White suite comprising of a panel enclosed bath with chrome hand grips, chrome taps and wall mounted electric shower. Pedestal wash hand basin with chrome quarter turn taps and close couple WC.

FLAT 3 (first floor front)

Communal entrance door on the ground floor with stairs leading to 1st and 2nd floors. Solid wooden fire door leading to the ENTRANCE HALL with deep moulded ceiling cornice and light fitting, smoke alarm. Low level cabinet housing the electricity consumer unit. Doors to

LIVING ROOM

19'8 x 14'10 (5.99m x 4.52m)

with deep moulded ceiling cornice, light fitting, picture rail, feature decorative fireplace surround and large uPVC double glazed bay window to the front aspect. Dimplex storage heater.

KITCHEN

9'7 x 9'5 (2.92m x 2.87m)

with deep moulded ceiling cornice, central light fitting and uPVC double glazed window to the side elevation. A range of fitted matching wall and base level cabinet with square edge working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome mixer tap. Four ring electric hob with integrated extractor hood over and fitted under counter oven. Space and plumbing for automatic washing machine, space for full height freestanding fridge freezer. Space for dining.

BEDROOM ONE

13'1 x 11'10 (3.99m x 3.61m)

textured ceiling with light fitting, Dimplex storage heater and uPVC double glazed window to the side elevation. Airing cupboard housing the hot and cold water cylinders.

BEDROOM TWO

14'1 x 12'1 (4.29m x 3.68m)

having deep moulded ceiling cornice, light fitting, picture rail and two uPVC double glazed windows to the front elevation. Dimplex storage heater.

BATHROOM

8'9 x 5'8 (2.67m x 1.73m)

deep moulded ceiling cornice with light fitting and frosted glazed uPVC window to the side elevation. Modern white suite comprising of a panel enclosed bath with chrome mixer taps and wall mounted electric shower over with glazed shower screen. Pedestal wash hand basin with chrome quarter turn taps and close couple WC with dual central flush. Part tiled walls



