



## 2 Westbourne Park Road

Alum Chine, Bournemouth, BH4 8HG

Price Guide £275,000





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



- SUBSTANCIAL DETACHED DWELLING ARRANGED AS 4 SELF CONTAINED FLATS
- 2 DOUBLE BEDROOM FIRST FLOOR FLAT
- MODERN KITCHEN & BATHROOM
- IMPRESSIVE LIVING ROOM
- GARAGE
- NO CHAIN
- NEW LEASE (SHARE OF FREEHOLD)
- ALL ENQUIRIES VIA SLADES ESTATE AGENTS
- WALKING DISTANCE TO WESTBOURNE VILLAGE AND BEACHES
- SOUGHT AFTER LOCATION

## Viewing

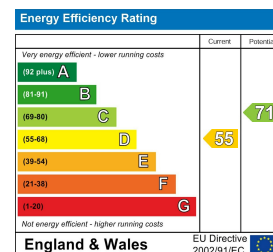
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph



**A BRIGHT AND SPACIOUS 2 DOUBLE BEDROOM FIRST FLOOR PERIOD CONVERSION IN THIS SOUGHT AFTER RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF BOTH WESTBOURNE VILLAGE & ALUM CHINE BEACH**



**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 cabinets 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

**OUTSIDE/ GARAGE**

There is a SINGLE GARAGE to be conveyed with the property.





