



2 Westbourne Park Road

Alum Chine, Bournemouth, BH4 8HG

Price Guide £450,000



Road Map



Hybrid Map



Terrain Map



Floor Plan



- SUBSTANTIAL GARDEN APARTMENT OCCUPYING THE ENTIRE GROUND FLOOR
- EXTENSIVE GARDEN
- IN NEED OF EXTENSIVE RENOVATION
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO WESTBOURNE VILLAGE AND BEACHES
- NO CHAIN
- SHARE OF FREEHOLD
- GARAGE
- ALL ENQUIRIES VIA SLADES ESTATE AGENTS
- SOLE AGENTS

Viewing

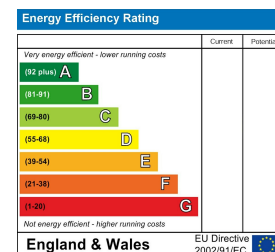
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph



AN EXTENSIVE GROUND FLOOR GARDEN APARTMENT OCCUPYING THE ENTIRE GROUND FLOOR OF THIS VICTORIAN PROPERTY ALSO BENEFITTING FROM A LARGE GARDEN & GARAGE. IN NEED OF EXTENSIVE MODERNISATION.



GROUND FLOOR GARDEN FLAT

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 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

Large private garden to the rear accessed from the rear living room and kitchen.



