



HIVE

FLAT 4  
60 ALUMHURST ROAD  
BOURNEMOUTH  
BH4 8EU



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*Agent's introduction*

Stylish top floor apartment with a stunning private roof terrace, ideally located moments from Westbourne centre and within easy reach of Alum Chine beach. Featuring two double bedrooms, a modern kitchen, elegant herringbone flooring, and allocated parking.





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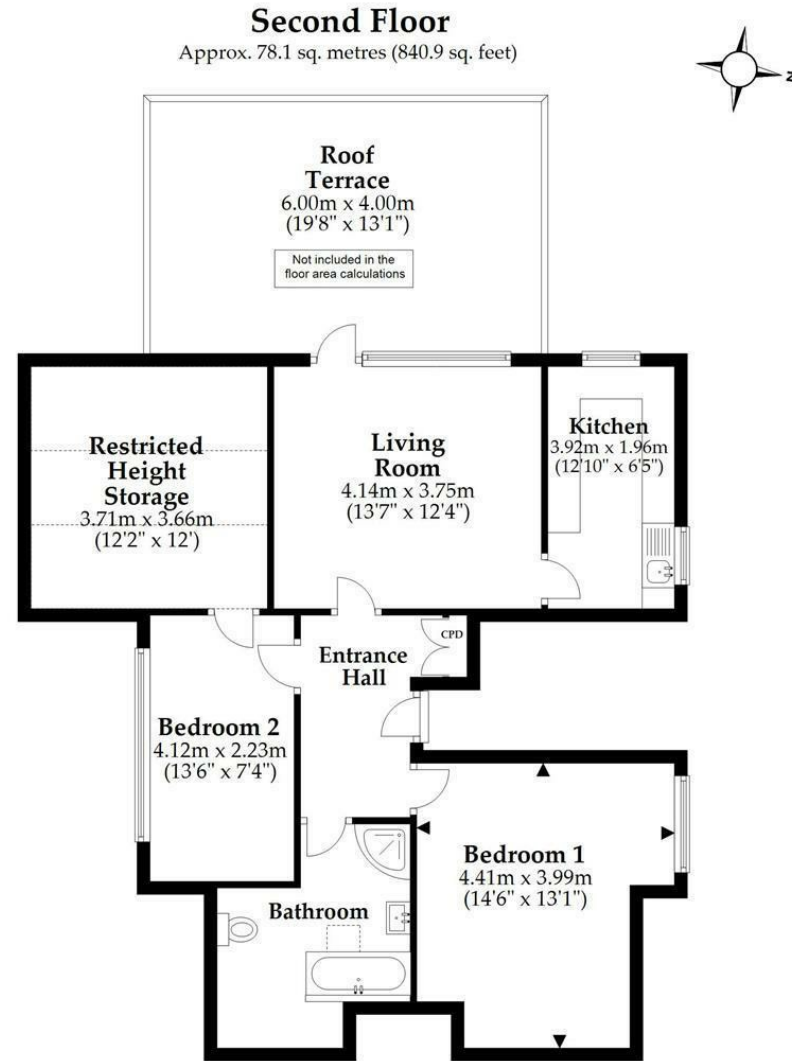
  
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## *Property highlights*

- Top floor apartment in a sought-after location
- Large private roof terrace with westerly aspect
- Walking distance to Westbourne Centre
- Easy access to Alum Chine beach
- Two spacious double bedrooms
- Stylish refitted kitchen with integrated appliances
- Beautiful herringbone flooring throughout living areas
- Modern refitted bathroom with bath and separate shower
- Generous eaves storage with potential to develop (STPP)
- Allocated parking plus visitor parking



# Floor plan and EPC



Total area: approx. 78.1 sq. metres (840.9 sq. feet)  
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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