



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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Property highlights

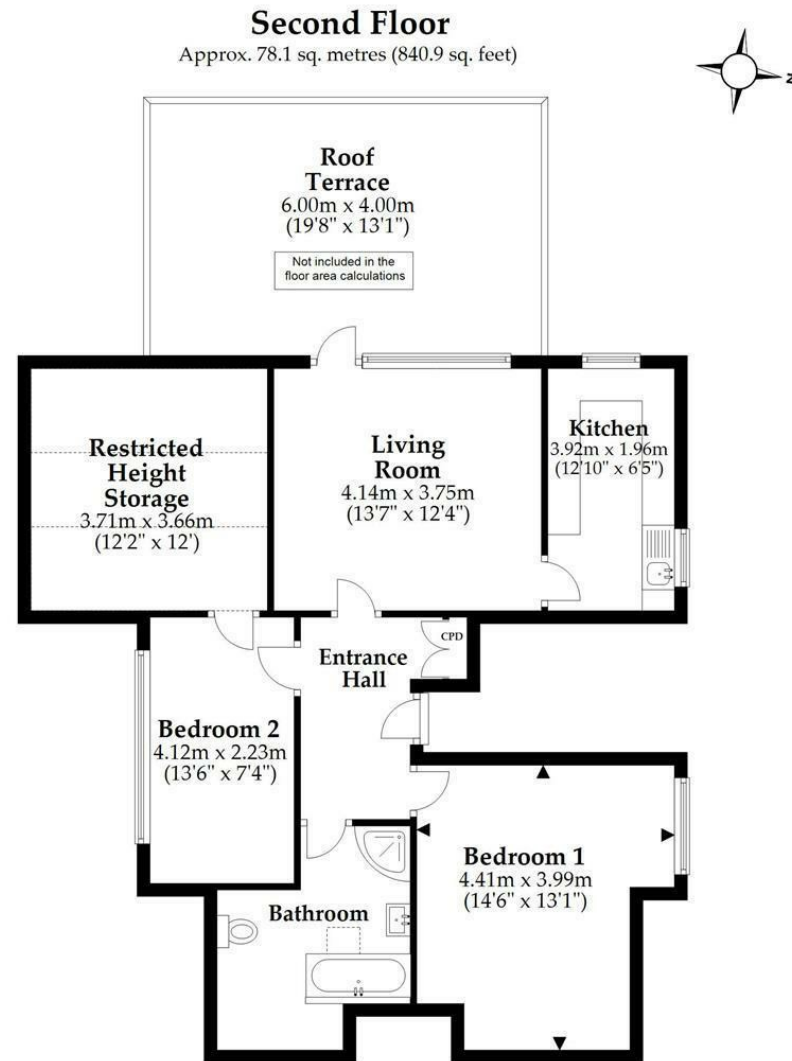
- Top floor apartment in a sought-after location
- Large private roof terrace with westerly aspect
- Walking distance to Westbourne Centre
- Easy access to Alum Chine beach
- Two spacious double bedrooms
- Stylish refitted kitchen with integrated appliances
- Beautiful herringbone flooring throughout 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



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



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



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