

PS

38 Burnaby Road, Bournemouth - BH4 8JG
Offers Over £750,000



38 Burnaby Road

Alum Chine

An exceptionally well presented three bedroom home, positioned a few hundred metres from the cliff top and beach at Alum Chine. Thoughtfully improved by the current owner, the property combines character, contemporary finishes, generous parking and valuable additional space within the basement.

- Circa 1,973 sq.ft. (183 sq.m.)
- Approx 500 metres to the beach via Alum Chine footpath
- Three double bedrooms, two with built in wardrobes
- Modern family bathroom & downstairs WC
- Separate living room offering generous proportions
- Contemporary kitchen fitted 2024
- Full footprint basement currently used as a gym
- South easterly garden split into zones
- Shutters throughout
- Off-road parking for several vehicles
- Westbourne shops, cafes and restaurants nearby
- EPC Rating: D
- Council Tax Band E
- Freehold



About the Property

The entrance hall introduces a beautifully improved home, with new flooring, upgraded lighting, replacement radiators and shutters or fitted blinds creating a consistent finish throughout. The property also retains many period features, high ceilings and plenty of natural light through the bay/large windows.

Remodelled in 2024, the kitchen combines bespoke Howdens cabinetry with quartz work surfaces and ample space for dining. A door opens to steps leading down to a decked terrace, providing an ideal setting for outdoor dining, with a further few steps continuing to the level lawn beyond. The separate living room offers generous proportions, while a newly refurbished cloakroom completes the ground floor.

Upstairs are three double bedrooms and a modern family bathroom, providing well balanced accommodation for family life, visiting guests or home working. The insulated and boarded loft offers accessible additional storage.

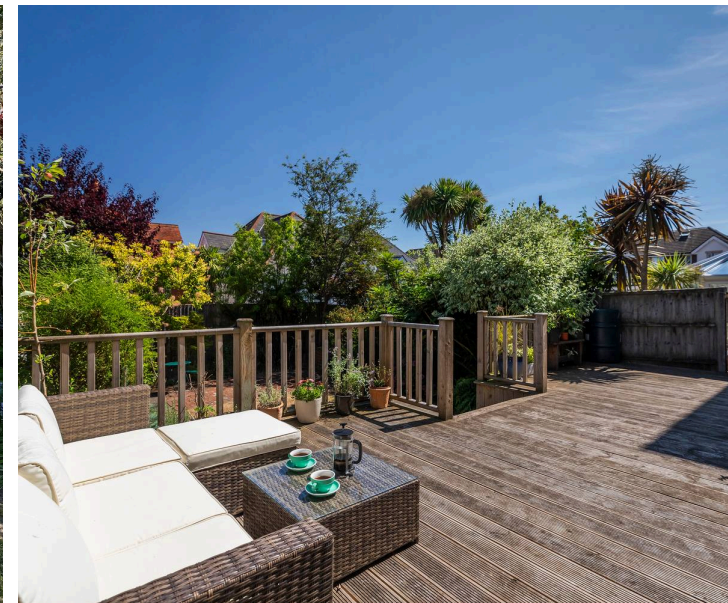
Extending beneath the footprint of the house, the damp proofed basement has been redecorated and fitted with a radiator. Currently used as a gym, it provides valuable ancillary space for exercise, hobbies or extensive storage, an unusual advantage in a home so close to the coast.

Outdoor Space

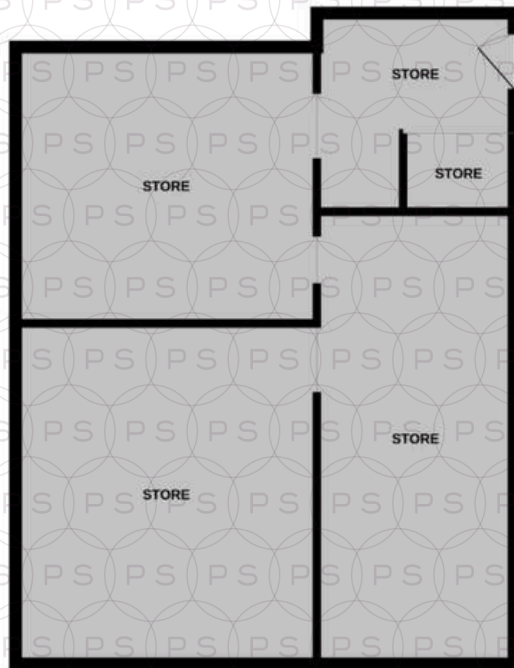
The rear garden is arranged across two levels. Steps from the kitchen lead down to a decked terrace, providing an ideal setting for outdoor dining. A further few steps continue to the level lawn, creating practical space for children, pets or relaxed summer entertaining. To the front, the driveway provides private parking for several vehicles.

Location

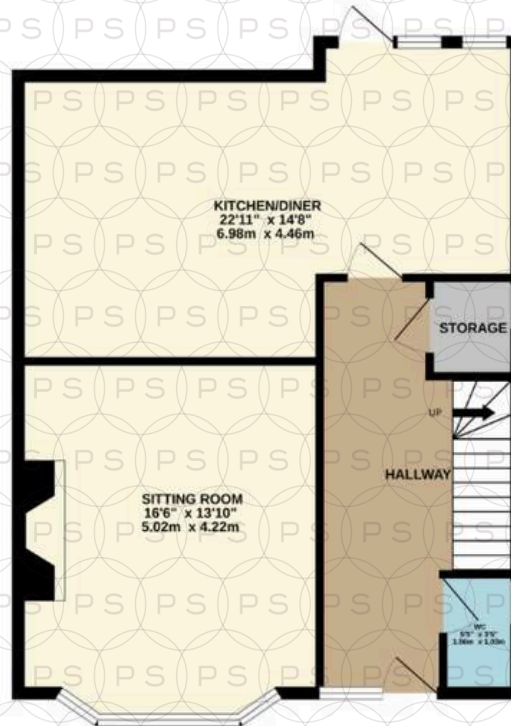
Positioned a few hundred metres from Alum Chine beach and the cliff top, the house is also within easy reach of Westbourne's restaurants, cafés and independent shops. This sought after setting places coastal walks, sea swimming and everyday amenities conveniently close by.



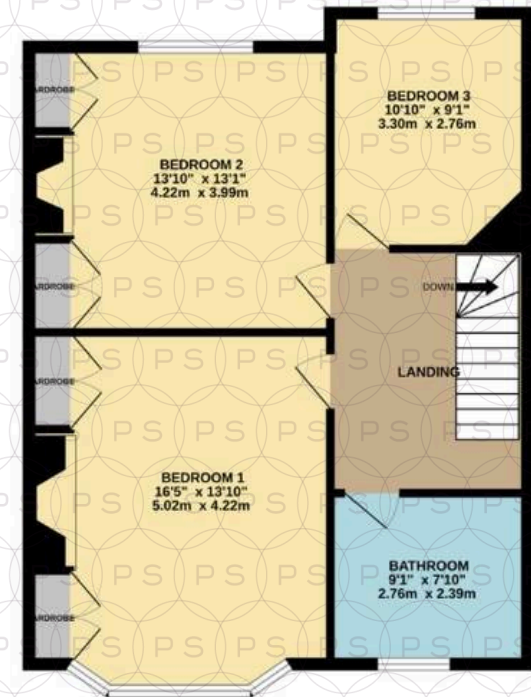
BASEMENT
662 sq.ft. (61.5 sq.m.) approx.



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



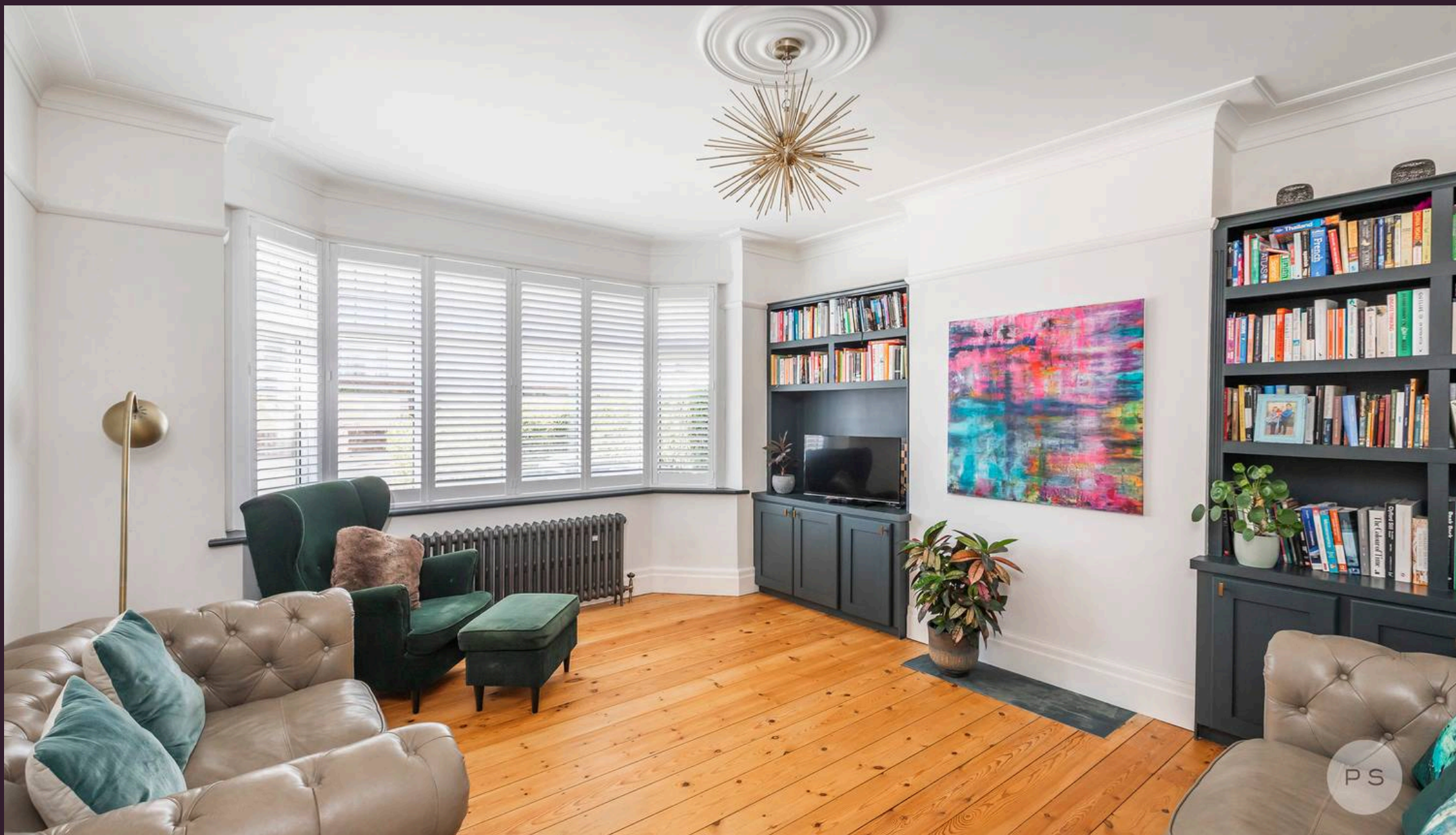
1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1973 sq.ft. (183.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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