



1 Alumdale Road, Alum Chine, Bournemouth BH4 8HX
£1,350,000 Freehold





Property Comprises

A stunning four bedroom character family home located in the heart of Alum Chine.

The property is situated within walking distance of the award winning sandy beaches and only a short distance from Canford Cliffs and Westbourne Village. Bright and spacious throughout, the property has been finished to the highest of specifications by the current owners and benefits from being positioned on a private plot with large driveway and garage.

The property offers the perfect fusion of character and modern family living featuring an impressive open plan kitchen/dining/family area finished with a high specification kitchen, separate utility room and bi-fold doors opening onto a sun deck perfect for al-fresco dining, also on the ground floor are two large reception rooms both overlooking the main garden. There is also a downstairs W/C.

The first floor offers four superbly sized bedrooms; with the master bedroom being a particular feature of the property with luxury ensuite. A further modern family bathroom completes the accommodation.

The property is situated on a generously sized plot with attractive resin driveway offering ample off road parking and leading to a tandem garage, this has ideal potential to convert to an annexe (subject to the necessary consents).

The sunny south facing garden is very impressive being private and low maintenance with a large patio perfect for outdoor entertaining, with well stocked borders and a level lawn.

LOCATION

Alum Chine

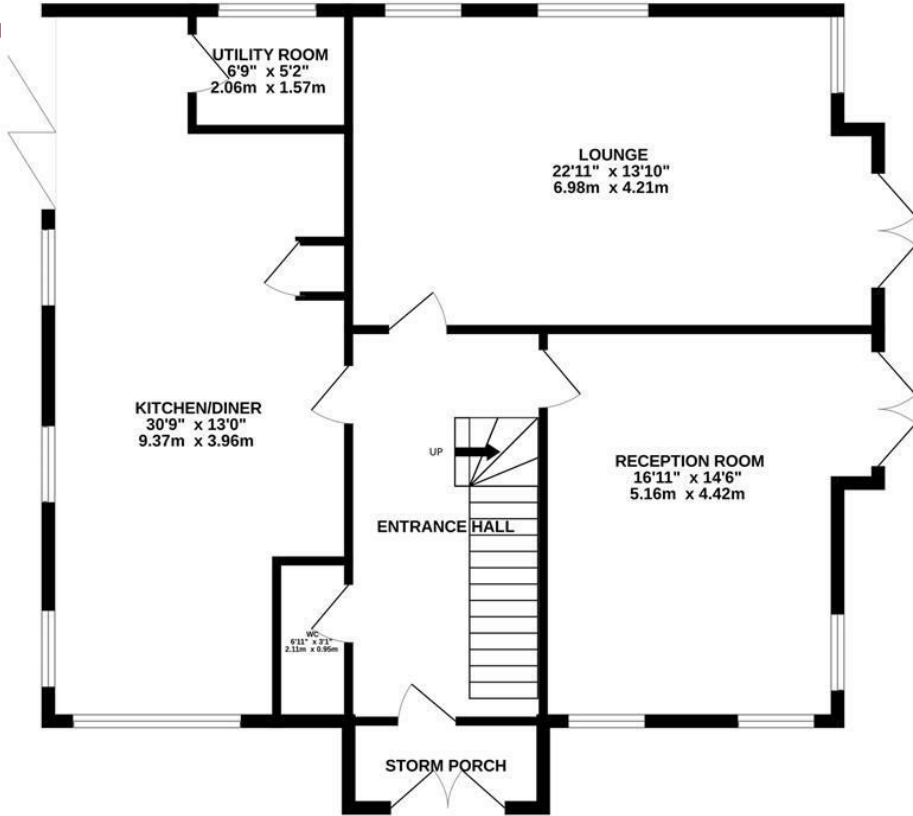
The property sits minutes from the very popular beach at Alum Chine with its famous blue flag sandy bathing beaches.

Vesuvio is a popular Italian Restaurant which sits on the promenade overlooking the beach and offers the perfect spot to watch the world go by whilst enjoying a drink on their terrace. The popular shopping village of Westbourne is only 1/2 a mile away offering a wide variety of shops, boutiques, bars and restaurants, whilst Canford Cliffs Village is approximately 1.4 miles away.

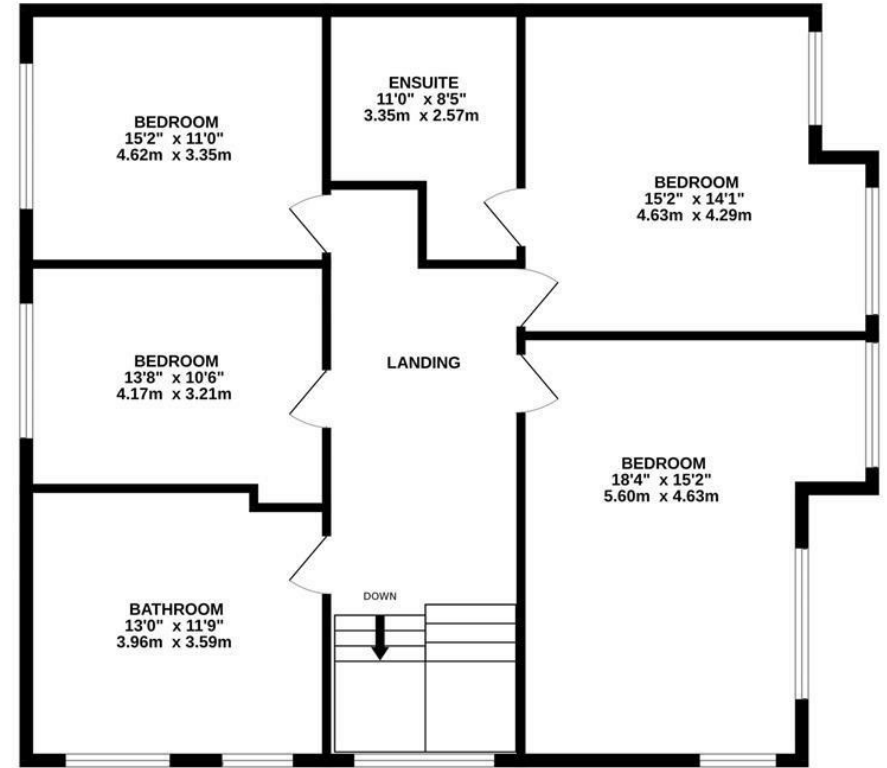
Transport links are excellent as the main line railway stations at Branksome and Bournemouth provide services to Southampton and London. With London being approximately 1 hour and 55 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminal at Poole Harbour with services to the Channel Islands and Mainland Europe.



GROUND FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA : 2244 sq.ft. (208.5 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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Key Drummond

Tel: 01202 700771
canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(40-54) D			
(40-54) E				(21-39) E			
(21-39) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	