



2b Alumdale Road, Bournemouth BH4 8HX  
£1,100,000 Freehold





Built in 2019 to an exceptionally high specification, this stunning four bedroom family home is located in a premier location of Alum Chine within walking distance to the award winning sandy beaches and Westbourne Village.

- BUILT IN 2019
- SOUTH FACING GARDEN
- UNDERFLOOR HEATING THROUGHOUT
- IMMACULATELY PRESENTED THROUGHOUT
- INTEGRAL GARAGE
- SUMMER HOUSE

#### Property Comprises

A stunning four bedroom modern family home located in 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. Finished to the highest of specifications throughout and benefitting from being positioned on a bright plot with large driveway and garage.

The property offers the perfect example of modern living featuring a separate living room and impressive open plan kitchen/dining/family area finished with a high specification kitchen, separate utility room and dual aspect patio doors opening onto the south facing garden.

The first floor offers four superbly sized bedrooms; two of which have luxury en-suites along with hardwired air conditioning with has been recently fitted. A further family bathroom completes the accommodation.

The property is situated on a generously sized corner plot with attractive block paved driveway offering ample off road parking and leading to a garage.

The sunny rear garden is a particular feature of the property being level, private and low maintenance. it also has the benefit of an impressive garden room, with power that could make an ideal home office.

#### Alum Chine

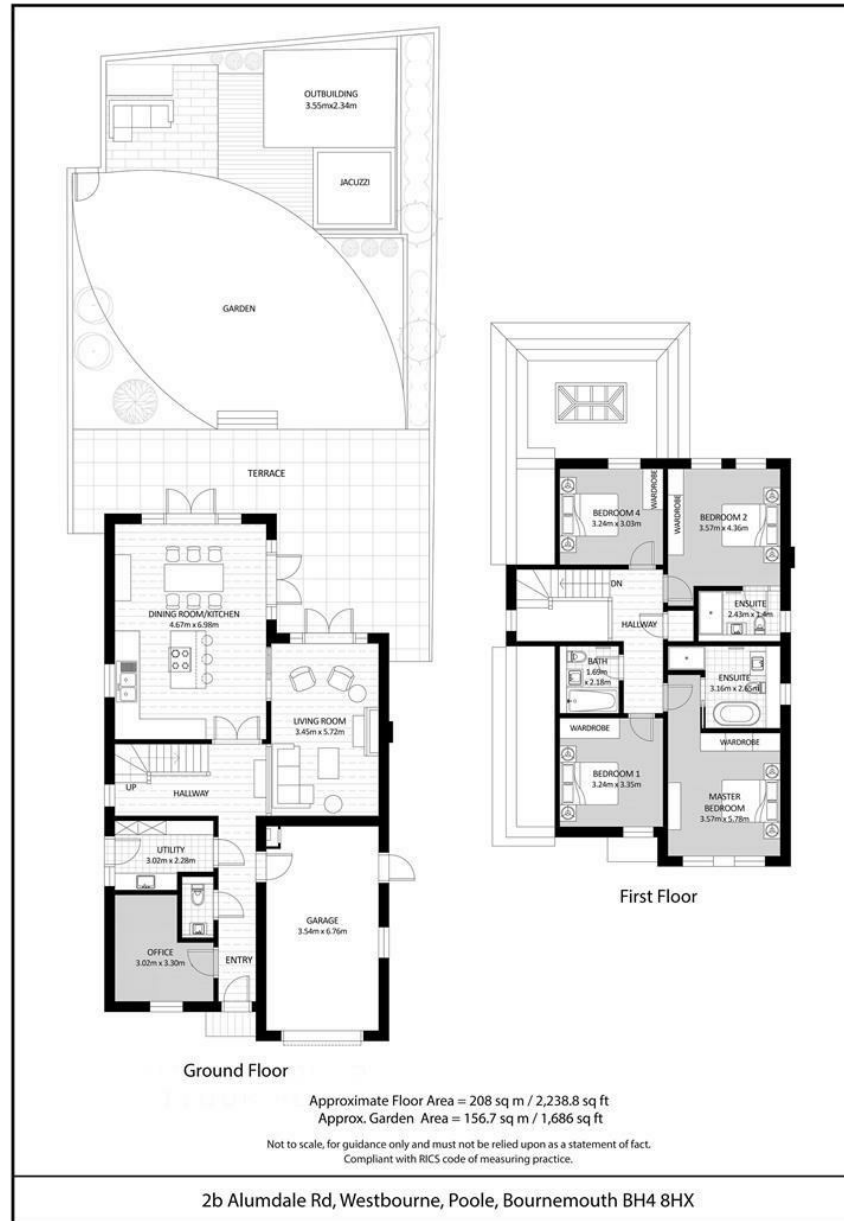
The property sits minutes from the very popular beach at Alum Chine with its famous blue flag sandy bathing beaches.

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 less than a mile away offering a wide variety of shops, boutiques, bars and restaurants, whilst Canford Cliffs Village approximately 1.4 miles away.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 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 terminus at Poole Harbour with services to the Channel Islands and mainland Europe.





## Key Drummond

Tel: 01202 700771  
 canfordcliffs@keydrummond.com

www.keydrummond.com

### All room dimensions given above are approximate measurements

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