

# PRIME COASTAL PROPERTY

BY LOLA MAY

ALUMDALE ROAD,  
ALUM CHINE,  
BOURNEMOUTH BH4



## GUIDE PRICE £400,000

- Prime coastal location with access to idyllic wooded chine walkway, less than a 5-minute walk to beach
- Private entrance door conveniently located on the side of the property
- Tranquil private garden with sylvan backdrop
- Stylish cinema room within the garden
- Open-plan kitchen/living area with fitted appliances
- Two bedrooms, with main bedroom providing access to the garden and decking
- Offers turn-key specification and fabulous outdoor space
- Sought-after and peaceful location with proximity to beaches and Westbourne village

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This stunning and spacious two-bedroom apartment is perfectly positioned, offering access to the idyllic wooded chine that guides you to the renowned, award-winning sandy beaches of Alum Chine. With the charming Westbourne Village just a leisurely stroll away, this apartment boasts a highly sought after prime coastal location. There are plenty of exclusive perks with this ground floor apartment, starting with its own private entrance door conveniently located on the side of the property leading to the private garden. Alternatively, you can also access the apartment from inside the building.

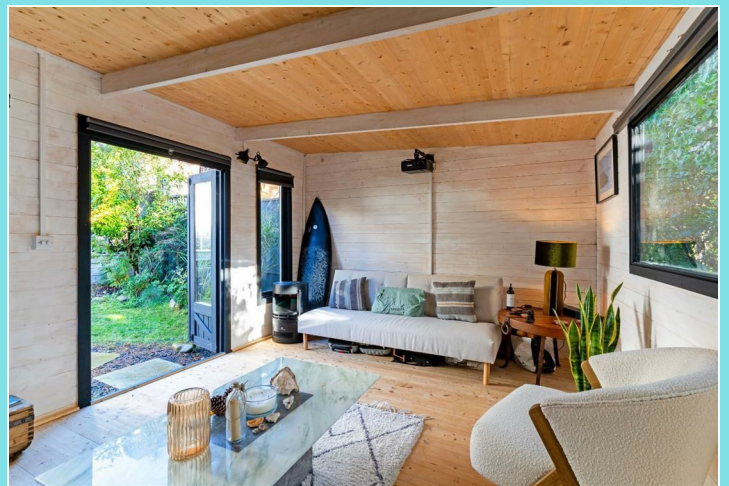
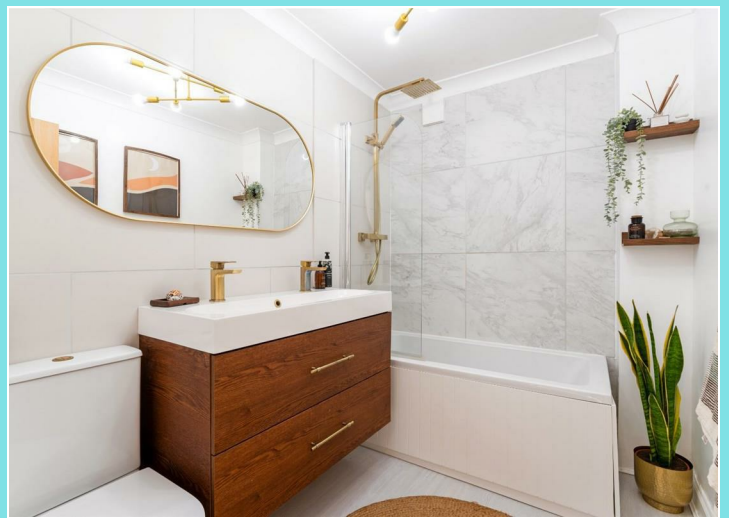
This highly impressive apartment boasts an abundance of natural light, creating a bright and airy atmosphere throughout. The open-plan kitchen/living area is particularly impressive, with double doors that lead out onto the decking and down the steps to the garden. This seamless connection to the outdoors enhances the feeling of spaciousness and offers a perfect setting for both relaxation and entertaining. The well-appointed layout and stylish finishes of this inviting space are sure to impress. The modern kitchen showcases fitted units and appliances.

This exceptional apartment offers two comfortable bedrooms, with the main bedroom providing a delightful outlook and door onto the garden. The bedrooms are complemented by a tastefully designed and generously proportioned bathroom that includes a convenient shower bath.

The tranquil and secluded garden, surrounded by a serene sylvan backdrop is a standout feature of this home. Uniquely, the garden features a secure gate at the rear that provides direct access to the chine walkway, a highly sought-after feature. Additionally, the current owners have taken the garden to the next level by transforming part of it into a stylish cinema room, creating an unparalleled space that is exceptional. Furthermore, you'll enjoy the added convenience of a utility room incorporated into the outdoor area.

Not only does this property boast a sought-after and peaceful location, within close proximity to the beaches and local amenities, but it also presents an incredible opportunity to acquire an apartment that provides the privacy, turn-key specification, and outdoor space that is typically associated with freehold homes in the area. This home is a wonderful opportunity to secure your own piece of coastal living. Arrange a viewing today to fully appreciate this exceptional home.

Service Charge: approximately £1300 PA  
Ground Rent: approximately £170 PA



## ROAD MAP



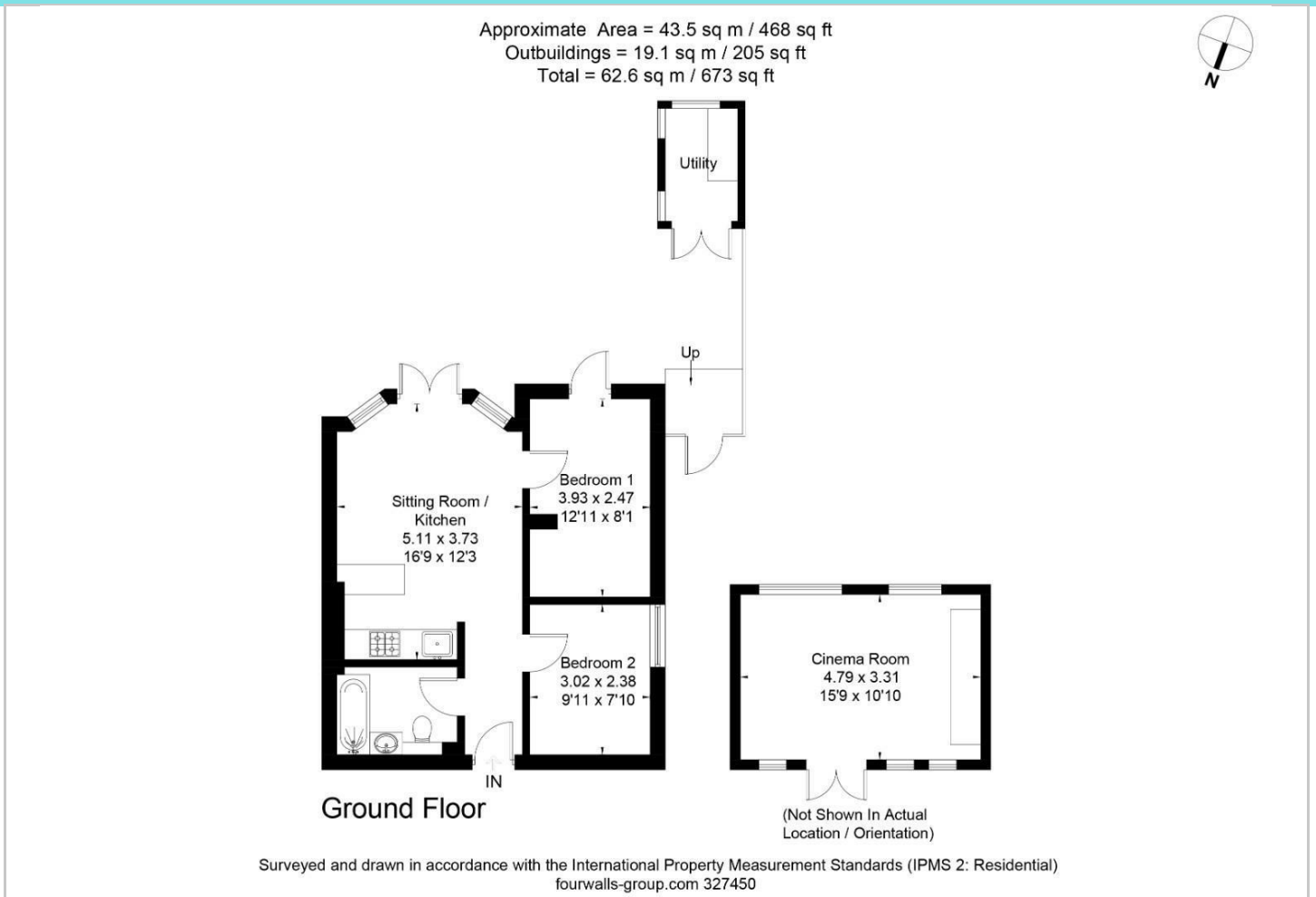
## HYBRID MAP



## TERRAIN MAP



## FLOOR PLAN



## VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

## ENERGY EFFICIENCY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(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	

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