







House & Son are delighted to offer for sale this modern, bright, and airy second floor apartment, benefitting sea glimpses; located in the ever-popular Alum Chine, with its sandy beaches, clear blue sea, and outstanding coastline views literally at the end of the road; Bournemouth Pier is a half hour walk along the promenade, with cafes, ice cream parlours along the way. Also, within easy walking distance of the bus stop for the Purbeck Breezer open top bus to Swanage via the Sandbanks Ferry (<https://www.morebus.co.uk/purbeck-breezer-50>). Westbourne with its boutique shopping, Victorian Arcade and fine cafes, bars and eateries, is to the opposite end of Alumhurst Road.

In fantastic condition, the accommodation briefly comprises, entrance hall with video entryphone, lounge, fitted kitchen, family bathroom, two bedrooms, the main bedroom having fitted wardrobes and an ensuite shower room. Benefits include a Share of Freehold, gas fired central heating with a newly fitted boiler, double glazed windows, and Velux windows and no chain. Excellent first home, holiday home near the beach or buy to let investment.



## COMMUNAL ENTRANCE

With secure entry system and stairs to all floors.

## ENTRANCE HALL

With airing cupboard housing newly fitted Worcester gas boiler.

## LOUNGE

15' 6" x 10' 6" (4.72m x 3.2m)

With ceiling strip style spotlights, radiator, opening to the fitted kitchen.

## KITCHEN

9' 2" x 5' 5" (2.79m x 1.65m)

Fully fitted with base storage cupboards and drawers, worktops with inset sink with mixer tap and drainer, fitted washing machine and dishwasher, fitted fridge/freezer, Velux window.

## BEDROOM ONE

11' 7" x 10' 6" (3.53m x 3.2m)

With two ceiling strip style spotlights, radiator, built in wardrobes and Velux window.

## ENSUITE

5' 3" x 4' 5" (1.6m x 1.35m)

With tiled walls and floor, corner shower unit, sink, low flush toilet, heated towel rail and extractor fan.

## BEDROOM TWO

11' 8" x 7' 8" (3.56m x 2.34m)

With ceiling strip style spotlight, radiator and Velux window.

## BATHROOM

8' 9" x 5' 5" (2.67m x 1.65m)

With half tiled walls and floor, bath, sink and low flush toilet, mirror with built in light, heated towel rail and extractor fan, Velux window.



## TENURE AND CHARGES

Leasehold - 125 years from 1 January 2007 with a Share of Freehold.

Ground Rent: Nil

Service Charges: Approx £1000 per annum

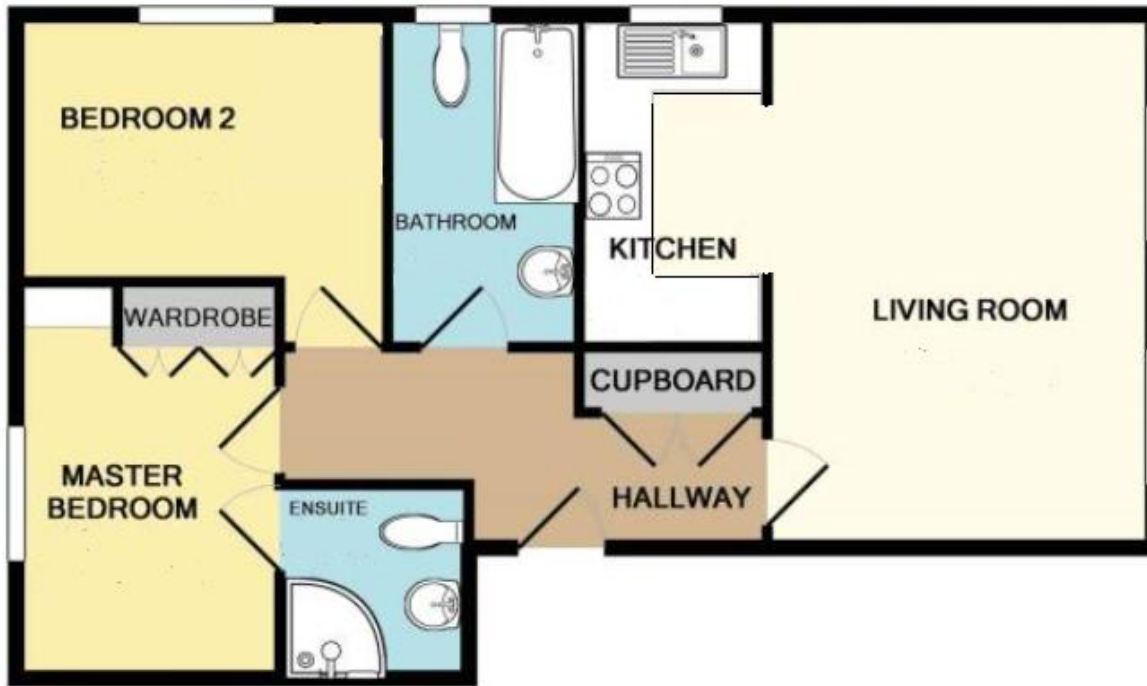
EPC Rating: C

Council Tax Band: C





## House & Son - Mountclere - Floorplan



The Floorplan is not drawn to scale and is provided as a general guide to layout/room identification. We accept no liability for error, mis-measurement or omission. For more information contact House & Son on 01202 242000.

