



Estate Agents



Auctioneers

Westgate Park, Alumhurst Road, Westbourne, Bournemouth, BH4 8ER

Guide Price £500,000 – Freehold

Two Bedroom Town House in the Heart of Westbourne

Entrance Hall | Two Ground Floor Bedrooms | En-Suite Shower Room to Master Bedroom | Family Bathroom
Stairs lead to First Floor | Living Room with Vaulted Ceiling | Superb Modern Kitchen | Utility Room/WC | Balcony | Garage

A stunning two bedroom town house located in a gated development just 150 metres from the centre of Westbourne with its array of shops, restaurants, bars and cafes. Award winning sandy beaches are within a mile walk through the picturesque Alum Chine, and there is easy access into Bournemouth and Poole town centres via public transport. No onward chain.

The property is presented in good order throughout with gas central heating and double glazing. The accommodation is arranged over two floors, with the living space being on the first floor - making the most of the vaulted ceiling and large balcony accessed from the lounge.

As you enter the hallway on the ground floor there is a door to the left leading to the integral garage which has power and light. To the right is the spacious master bedroom with walk-in wardrobe and the added benefit of an en-suite wet room, bedroom two is also a double and makes an ideal spare bedroom. The main bathroom completes the ground floor accommodation and is fitted with a modern white suite with complementary wall tiling.

On the first floor you are greeted by a good sized open-plan living/dining area with vaulted ceiling and sky-lights offering a bright and welcoming aspect. There are patio doors leading to the good sized balcony, providing an ideal space for entertaining. There is a superb modern fitted kitchen with a range of white-gloss units, LED spot lighting, and space for a breakfast bar; there is also a utility room with an additional W/C.

Outside, the development is set back from the road and accessed via electronic gates. The property benefits from an integral garage and private driveway providing off road parking; there is also additional visitor parking. The front garden is laid to decorative shingle with shrubs.

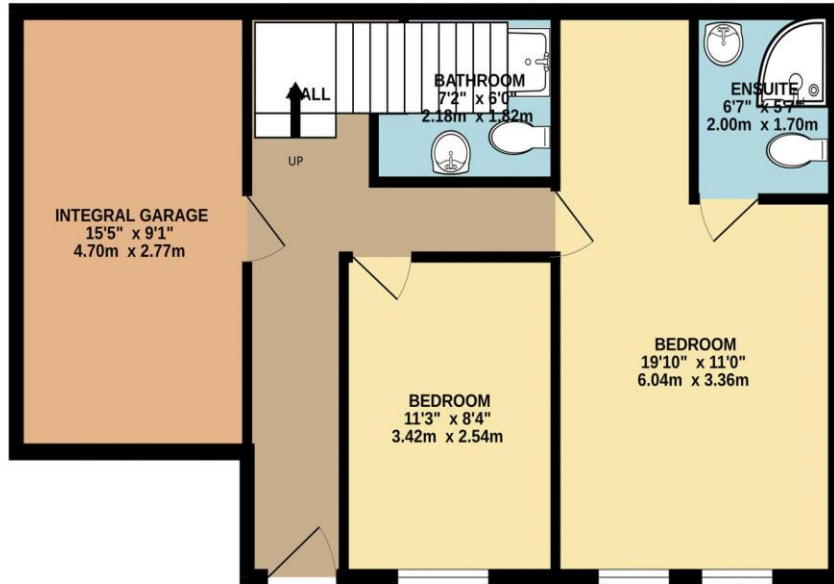
Service Charge for communal areas within Gated Development: £450 per annum
Council Tax Band: E

EPC Rating: 64 | D

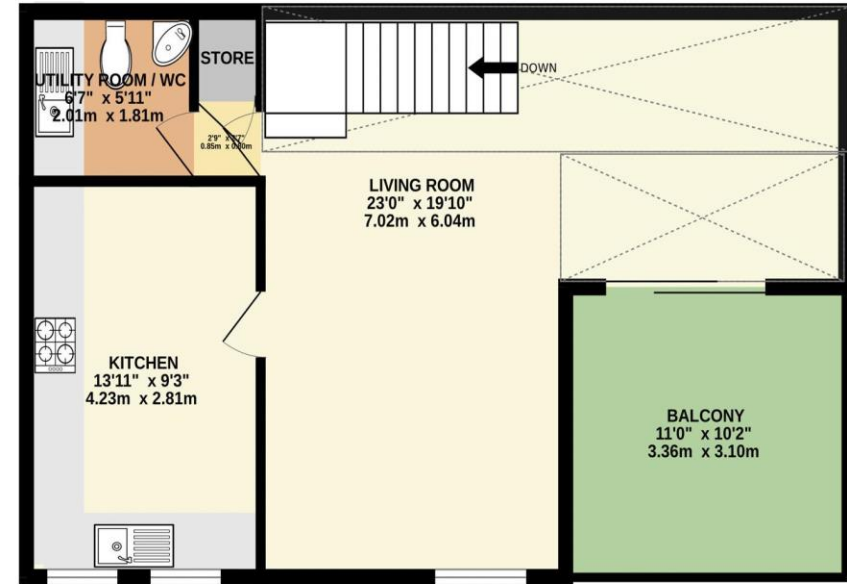




GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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