



Sandbourne Road
Alum Chine, Bournemouth, Dorset BH4

B E R K E L E Y S

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An outstanding, bespoke, townhouse offering innovative design and flexible contemporary living. Located between Branksome Dene and Alum Chine the location offers easy access to the cliff top and beaches.

£845,000 Freehold

The Sandbourne development is situated just minutes away from the beautiful beach at Alum Chine in the heart of Bournemouth's seven mile stretch of award winning beaches. This quiet residential road lies equidistant between the town centres of Poole and Bournemouth. Westbourne, with its Victorian shopping arcade and numerous bars and shops, is also within 1 mile. A little further away are the shores of Poole Harbour with its excellent yachting facilities and chain ferry on the Sandbanks Peninsula leading to the Jurassic Coast.



No. 2 Sandbourne is a delightful town house with versatile accommodation arranged over 4 floors. The design uses modern architectural materials to achieve a high level specification which has been further enhanced by the current owners. The accommodation extends to approximately 1979 sq.ft.

- Open plan fully integrated kitchen/dining room with garden access
- Cloakroom
- Bedroom 4/Study with fitted wardrobes
- Bedroom 2 with en-suite
- Utility cupboard
- Lounge with south facing balcony with sea views
- Bedroom 3 with fitted wardrobes
- Shower room
- Master bedroom suite with dressing area, bathroom and south facing balcony with sea views
- I pod docking station/surround sound cinema system/internet connection/cat 5 wiring
- Gas under floor heating, radiators to all bathrooms, heat recovery and ventilation system, rainwater harvesting
- Private, landscaped rear garden with low maintenance decking, artificial turf
- Freestanding garage with garden access at rear and off road parking for one car
- Service charge is approximately 1/6th of £2,400
- Council tax band G

(Correct at time of print)





Bournemouth Energy Flow Plans are provided for illustrative/informational purposes only. Not drawn to scale, unless stated and given as measurements. Dimensions shown are to the finished F.F. level. Total areas are shown on the plan (includes any external balconies, balconies and other external areas). To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 532500) Plan produced using Planity.



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