



# Spacious duplex Penthouse

**Alum Chine, Bournemouth, BH4**

Shared Freehold - Guide Price £775,000



3 bedrooms • 2 bath/shower rooms • Kitchen/dining/  
living room • Utility room • Garage

#### Local information

Sitting approximately midway between the town centres of Poole and Bournemouth and ideally located to take full advantage of the award winning blue flag beaches at Alum Chine beach and the vibrant shopping area of Westbourne Village. The nearby picturesque Poole Harbour has a large number of marinas with sailing and wind/kite surfing facilities to cater for water enthusiasts.

The area is well known for its natural beauty and micro climate with a reputation for having mild winters and more sunshine than most other parts of the country.

Alum Chine beach 290 metres  
Westbourne amenities 0.8 miles  
Canford Cliffs village 1.4 miles  
Branksome train station 1.9 miles  
Sandbanks 2.6 miles  
Bournemouth airport 8.5 miles

All times and distances are approximate

#### About this property

Ocean Breeze is a modern purpose built development in the sought after location of Alum Chine and perfectly located to enjoy all the area has to offer. The award winning sandy Alum Chine beach is only some 290 metres away whilst just under a mile in the other direction are the comprehensive shops and restaurants of Westbourne.

Savills are delighted to offer for sale this spacious three bedroom duplex Penthouse apartment.

The property features over 1600 sqft of well-organised accommodation arranged over two floors.

On entering the penthouse you are greeted by a large reception hall. The spacious open plan kitchen/living/dining area is a most impressive space with access to the sun balcony in which to sit out and enjoy the outlook over the wooded Chine towards the sea. The modern fitted kitchen offers a range of integral appliances. A large bedroom, family bathroom and utility room completes the accommodation on this level. The internal staircase leads to the top floor where there are two further bedrooms, a shower room, and an airing cupboard.

The development has a passenger lift for ease of access. The property benefits from its own garage and a secure video entry phone system. Outside, the development benefits from well-kept landscaped grounds and private access via a stepped walkway providing a shortcut to the wooded Chine that leads to the beautiful sandy beach.

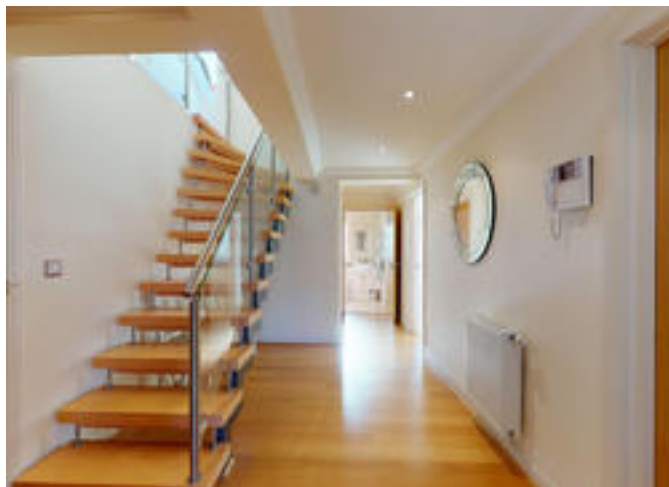
#### Tenure

Shared Freehold

EPC rating = B

#### Viewing

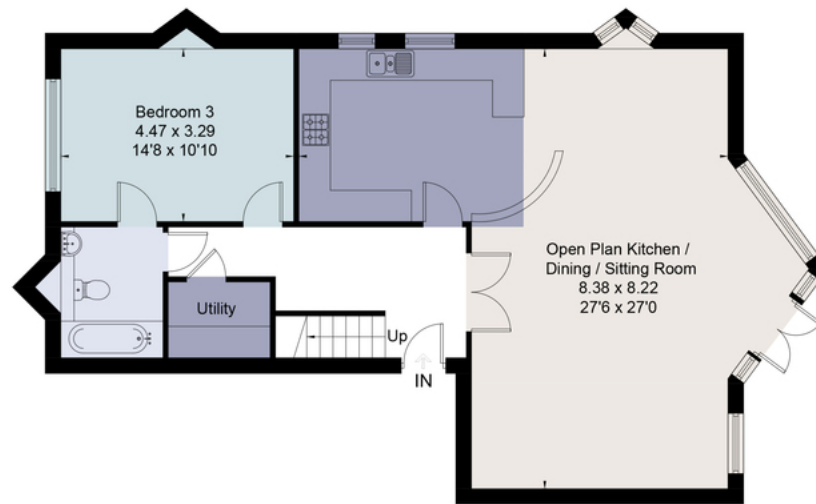
Strictly by appointment with Savills



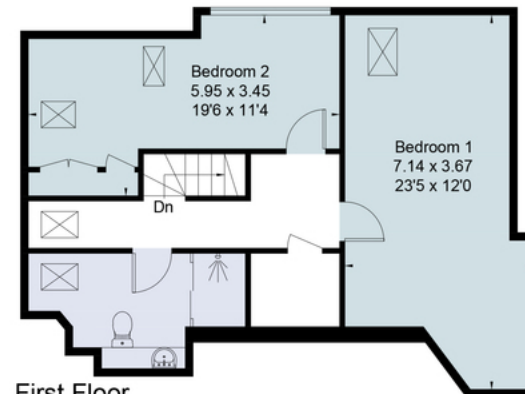




Approximate Floor Area = 149.3 sq m / 1607 sq ft



Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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