



26 BROWNING
AVENUE
BOSCOMBE MANOR
BH5 1NN

FREEHOLD
GUIDE PRICE
£900,000 - £1,000,000

“A beautifully
presented, ‘turn key’,
four double bedroom
semi detached family
home set over three
floors with 2500 sq. ft
of accommodation in a
sought after
location just 500
metres to Southbourne
cliff tops”

Winkworth

for every step...

GUIDE PRICE £900,000 - £1,000,000

Turn Key
Four Double Bedrooms
Four Bathrooms
Set Over Three Floors
Approximately 2500 Sq. Ft Of Accommodation
Open Plan Kitchen / Dining / Day Room
500 Metres To Southbourne Cliff Tops
Off Road Parking With Electric Car Charging Point

EPC: B | COUNCIL TAX: E | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Browning Avenue?

Browning Avenue sits in the heart of Boscombe Manor. Boscombe Manor is Southbourne's most sought-after area. It is conveniently located just a stone's throw to the cliff tops which enjoys panoramic sea views from the Isle Of Wight to Old Harry Rocks and is home to miles of golden sandy beach and a short distance to Southbourne's high street. Southbourne has a range of independent cafés, shops and restaurants along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute. Most of the properties in this area were built in the 1920s / 1930s oozing elegance and style with. Whether you are taking a leisurely stroll along the cliff tops down to the beach or simply sitting in the café with a coffee admiring the views, Boscombe Manor is not to be missed!

This four double bedroom semi detached family home offers versatile accommodation, set over three floors.

The spacious, open plan kitchen / dining / day room is the hub of the house with bi fold doors giving direct access to the rear garden. The kitchen has been fitted with high end, bespoke cabinets with a range of integrated appliances, and Quartz counter tops to complement. A Breakfast bar provides seating for more casual dining. There is a further separate reception room to the front of the property.

All four bedrooms are generous doubles in size with all bedrooms benefiting from built in wardrobes and en-suite shower rooms. Two of the bedrooms are located on the first floor, with



the remaining two located on the second floor.

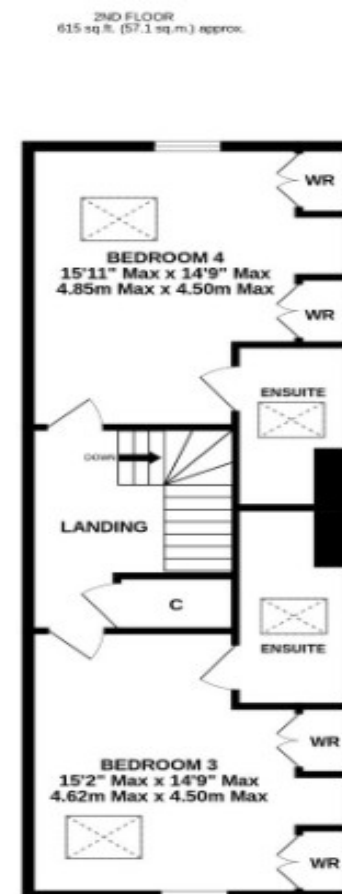
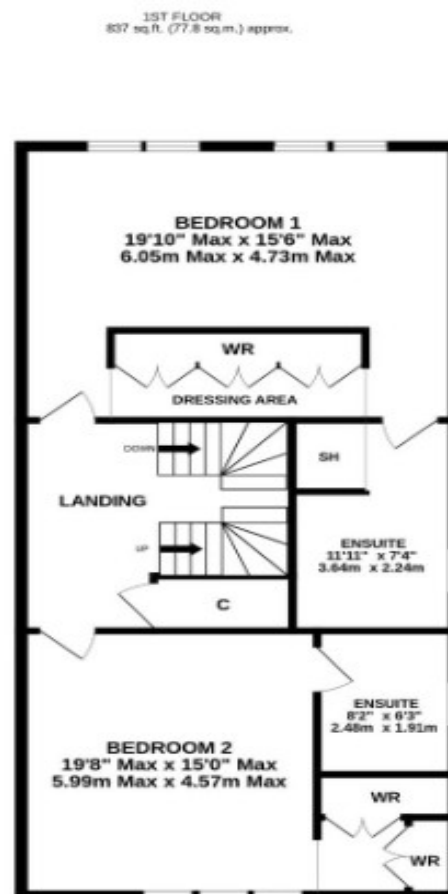
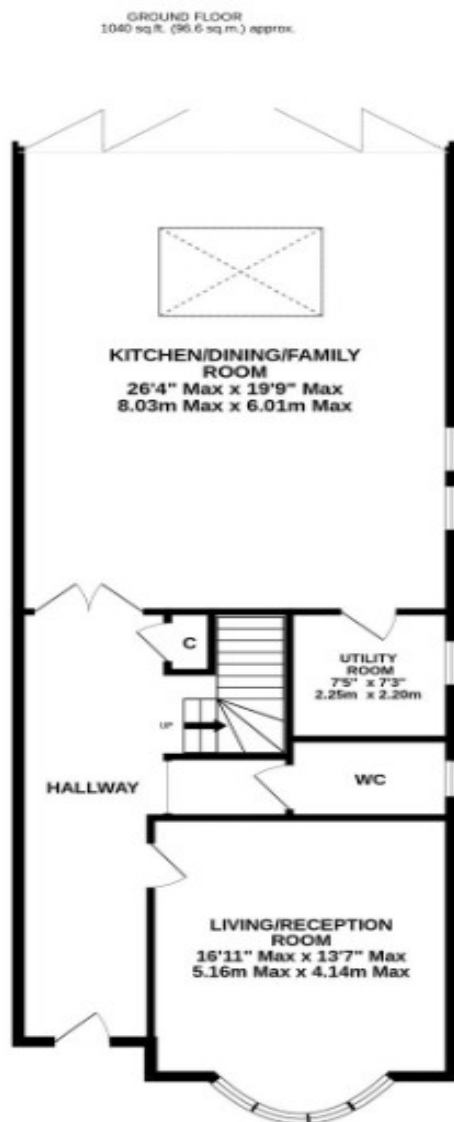
Outside, the rear garden is fully enclosed with a side gate for access. The garden enjoys a leafy backdrop which offers a good degree of seclusion for the whole family to enjoy and has been designed with low maintenance in mind. A large patio area provides the ideal space for outside entertaining with artificial grass to a small area.

The front of the property has been block paved providing off road parking for two / three vehicles with an electric car charging point. There is also a useful storage shed for bikes or water sports equipment.









TOTAL FLOOR AREA : 2492 sq.ft. (231.5 sq.m.) approx.

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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