



18A WILFRED ROAD  
BOSCOMBE MANOR  
BH5 1ND

GUIDE PRICE  
£400,000 - £425,000

“Exceptionally spacious  
3 double bedroom first  
floor apartment with  
private entrance and  
generous private rear  
garden ideally located  
close to Southbourne  
beach and Boscombe  
Pier.”

**Winkworth**

for every step...



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Three Bedrooms  
Modern Bathroom  
Character Features  
Large Private Garden  
Off Road Parking  
Spacious Lounge / Dining Room  
New Lease of 125 Years To Take Effect On Completion

EPC: | COUNCIL TAX: | LEASEHOLD | SERVICE CHARGE / GROUND  
RENT - NIL | PETS PERMITTED | HOLIDAY LETS PERMITTED

01202 434365  
southbourne@winkworth.co.uk





### Why Wilfred Road?

Wilfred road is located within the desirable Portman estate within close proximity to both Southbourne and Boscombe high streets with an array of shop's, café's and restaurants and close to Boscombe Pier with local eateries and the surf reef.

The property is accessed via a private entrance with stairs leading up to a spacious hallway with a beautiful original stain glass window maintaining the original character of the property, flooding the apartment with natural light. There is a recess on the landing which would make an ideal home office.

The character features extend into the lounge/ dining room which has enjoys a bay window an feature fireplace. The kitchen has an

array of units with space and plumbing for washing machine, dishwasher, fridge/ freezer and a small breakfast bar for more casual dining.

There are 3 bedrooms, all double in size, all include an original feature fireplace and ample space for bedroom furniture. The family bathroom includes a bath with overhead shower, wash hand basin and wc.

The property boasts a generous private rear garden which would benefit from some landscaping which would make it an ideal area to enjoy the summer evenings. There is off road parking for one vehicle located to the front of the property on a shingle driveway.

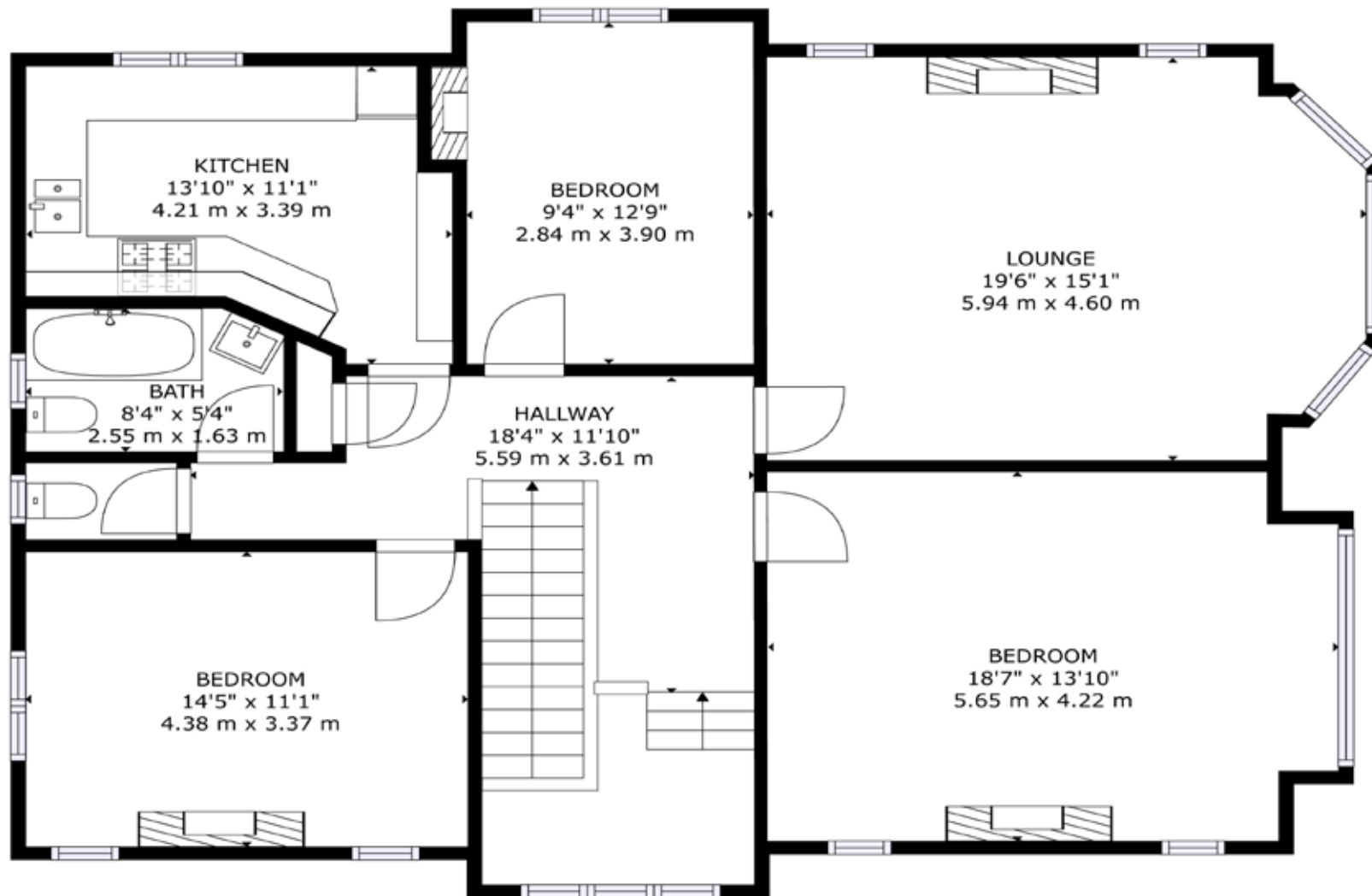




## Why Boscombe Manor?

Boscombe Manor, Southbourne's most sought after area. It is conveniently located just a stone's throw to the clifftops which is home to miles of sandy beaches and a short distance to Southbourne's high-street. Most of the properties in this area were built in the 1920's / 1930's oozing elegance and style with many of these beautiful gentleman's residences having retained their original character features which include oak panelled entrance hallways. Whether you are taking a leisurely stroll along the clifftops down to the beach or simply sitting in the café with a coffee admiring the views, Boscombe Manor is not to be missed!





GROSS INTERNAL AREA  
 FLOOR 1: 1265 sq. ft, 118 m<sup>2</sup>  
 TOTAL: 1265 sq. ft, 118 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

#### FLOOR 1

#### DISCLAIMER:

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Ariana Woolrych

[awoolrych@winkworth.co.uk](mailto:awoolrych@winkworth.co.uk)

07918 932490

Winkworth Southbourne

29 Southbourne Grove,  
Bournemouth, Dorset, BH6  
3QT

01202 434365

[southbourne@winkworth.co.uk](mailto:southbourne@winkworth.co.uk)

[winkworth.co.uk/southbourne](http://winkworth.co.uk/southbourne)

“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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