



Connells

Browning Avenue
Bournemouth



Property Description

Discover Aspen, a newly built, three-storey luxury home spanning nearly 2,500 square feet, perfectly situated near stunning beaches in the desirable Boscombe Manor BH5. This meticulously designed residence offers expansive and thoughtfully appointed accommodation, beginning with a wide, bright entrance hall and a formal lounge wired for modern entertainment. The heart of the home is a spectacular open-plan kitchen/dining/day room, featuring a large skylight, a high-spec kitchen with integrated appliances, an induction hob island, and full-width bi-fold doors that seamlessly connect to the private, low-maintenance rear garden – ideal for entertaining. Complementing this is a separate utility room for ultimate practicality. Upstairs, four generous double bedrooms each boast bespoke fitted wardrobes and their own stylish en-suite bathrooms, with the master offering a truly opulent, spa-like experience complete with a freestanding bath, twin sinks, and a walk-in shower with gold fittings. Outside, Aspen provides three private parking spaces, an EV charging point, secure storage, and a private garden with artificial lawn, patio areas, outdoor lighting, and excellent privacy. Living in Boscombe Manor BH5 offers the unique benefit of tranquil coastal living combined with vibrant local amenities, award-winning beaches, excellent transport links, and highly-rated schools, making Aspen an exceptional blend of style, comfort, and prime location. Immediate viewing is highly recommended.

Entrance Hall

Living Room

16' 3" x 13' 4" (4.95m x 4.06m)

Kitchen/Diner

25' 11" x 19' 7" (7.90m x 5.97m)

Utility

7' 1" x 7' 1" (2.16m x 2.16m)

Wc

Bedroom 1

19' 4" x 15' 6" (5.89m x 4.72m)

En Suite

Bedroom 2

14' 9" x 15' 6" (4.50m x 4.72m)

En Suite

Bedroom 3

15' 2" x 14' 5" (4.62m x 4.39m)

En Suite

Bedroom 4

15' 9" x 14' 8" (4.80m x 4.47m)

En Suite

Front Garden

Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306452



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBN306452 - 0006