



Estate Agents



Auctioneers

Browning Avenue, Boscombe Manor, Bournemouth, BH5 1NR

Guide Price £725,000 – Freehold

**2400 sqft | Five Bedroom Four Reception Room Detached House | Porch | Hallway | Wc | Study | Lounge | Dining Room
Breakfast Room | Kitchen | Utility Room | Landing | Five Bedrooms | Two Bathrooms (One Ensuite)
Multiple Off-Street Parking | Tandem Length Double Garage | West Facing Rear Garden | No Chain**

A rare opportunity to acquire an impressive 1920s gentleman's residence in the highly sought-after Boscombe Manor. This substantial home offers over 2,400 sq ft of accommodation and is ideally located within a short walk of the seafront and the shops and amenities of both Boscombe and Southbourne. The property is offered with no onward chain, and internal viewing is strongly recommended to fully appreciate its size, layout, and character.

A welcoming front porch leads into a spacious hallway with a turning staircase to the first floor and a convenient ground-floor cloakroom. The ground floor features four well-proportioned reception rooms, providing excellent flexibility for family living and home working. To the front of the property is a good-sized study and a generous 18ft dining room, while to the rear, a 19ft lounge opens directly onto the garden. The breakfast room connects seamlessly to the modern kitchen and adjoining utility room. Upstairs, a fabulously spacious landing gives access to five generously sized bedrooms. The accommodation is completed by a main family bathroom with a separate WC, along with an ensuite shower room serving the front-facing bedroom.

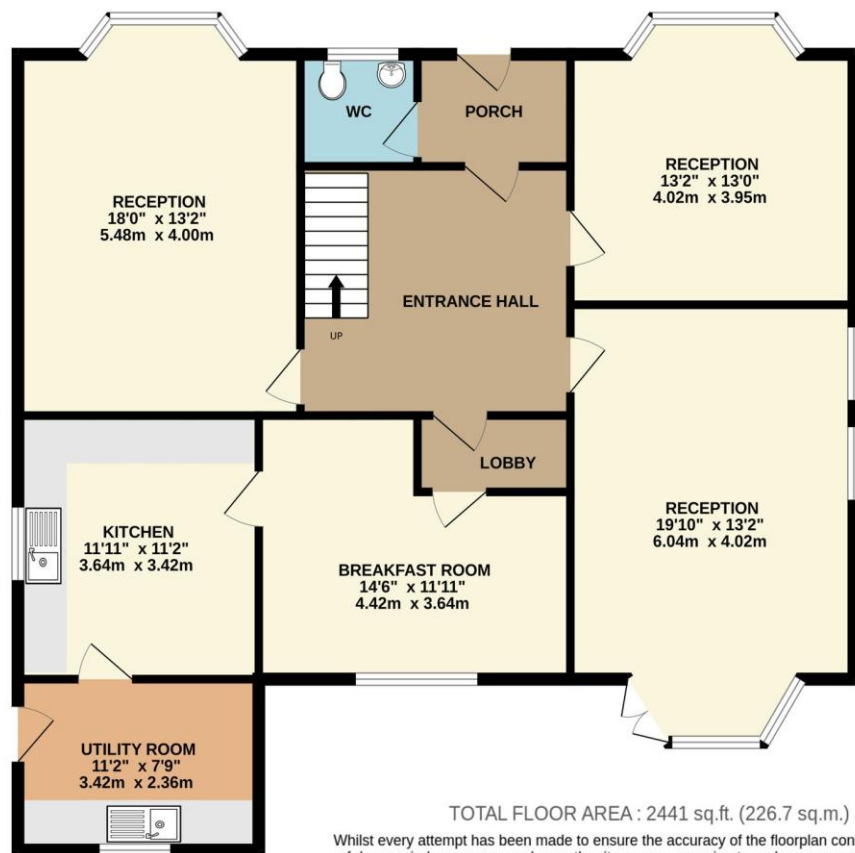
Outside, the property benefits from a block-paved driveway providing parking for four to five vehicles, a tandem double garage with up-and-over doors to both front and rear, and a westerly-facing garden mainly laid to lawn, enjoying afternoon and evening sun, complete with a greenhouse. This elegant and versatile home combines period charm with substantial living space in a prime coastal location, making it an excellent opportunity for families or anyone seeking a prestigious character property. Book your viewing today and see for yourself the space, character, and charm on offer.

Tenure: Freehold
EPC Rating: 65 | D
Council Tax Band: F





GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA : 2441 sq.ft. (226.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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