



Estate Agents



Auctioneers

Browning Avenue, Boscombe Manor, Bournemouth, BH5 1NW

Guide Price £525,000 - £550,000 – Freehold

Spacious Three Bedroom Two Bathroom Ground Floor Flat | Private Entrance | Porch | Hallway | Reception Room | Kitchen Dining Room | Master Bedroom with Ensuite | Two Further Bedrooms | Bathroom | Private Rear Garden | Garage & Parking Freehold | No Chain

This is a rare opportunity to purchase a three-bedroom, two-reception room, two-bathroom ground-floor flat situated in a sought-after location, just a few hundred yards from the stunning clifftops and beaches of Southbourne. The property boasts generous accommodation totalling approximately 1,657 square feet and retains much of the character of the original building. The building is subdivided into three separate dwellings, with the ground floor flat retaining the Freehold. Features include a spacious hallway with an original stained glass front door, a 16ft x 14ft reception room with doors leading to the garden, and a 16ft master bedroom with an ensuite shower room. Additionally, there is a kitchen with an adjoining dining room, gas central heating, double glazing, a lovely rear garden, a garage, and parking. The property is offered with no chain, and viewing is highly recommended.

Entering through the front door, you will find a porch leading to an impressive hallway. Both the front door and internal doors feature original stained glass. The flooring is wood throughout, and all rooms have panelled interior doors. The front of the flat includes two of the three bedrooms: the master bedroom measures approximately 16ft x 14ft and includes a large bay window and its own ensuite shower room, while the second double bedroom also features a bay window. The large bathroom includes a bath with a shower over, a WC, and a basin. The third double bedroom is currently used as a study and has a window overlooking the garden. At the rear of the flat, you will find the spacious 16ft x 14ft lounge, which features a fireplace and French doors leading to the garden. The well-sized kitchen offers a fitted range of wall and base units, a newly fitted double oven, and is open plan to the dining room, which also has French doors leading to the patio. There is a cupboard housing the gas central heating boiler.

Exterior: The property features a large frontage with a variety of shrubs. The south-facing rear garden extends approximately 40ft in length and includes a patio area and a large lawn, bordered by mature flowers and shrubs, providing a secluded aspect. There is a side gate leading to the driveway. The garage includes an up-and-over door and a parking space in front. The property is offered with no chain, and viewing is highly recommended.

Tenure: Freehold
EPC Rating: 64 | D
Council Tax Band: C







Total Area: 153.9 m² ... 1657 ft²
 All measurements are approximate and for display purposes only



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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