



17 Ravine Road  
Bournemouth  
Dorset  
BH5 2DT

GUIDE PRICE  
£675,000 - £700,000  
SHARE OF FREEHOLD

“A beautifully presented, spacious, ground floor, three bedroom apartment, with private rear garden set within the heart of Boscombe Manor approx 200m to the cliff top.”

**Winkworth**

for every step...



GUIDE PRICE £675,000 - £700,000

Three Bedrooms  
Three Bathrooms  
Two Reception Rooms  
Private Rear Garden  
Beautifully Present Open Plan Kitchen/ Diner  
Allocated Off Road Parking  
Period Features & High Ceilings

EPC: C | COUNCIL TAX: C | SHARE OF FREEHOLD | MAINTENANCE AS & WHEN SPLIT BETWEEN 3 FLATS | GROUND RENT - NONE | PETS ALLOWED | NO HOLIDAY LETS

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## Why Ravine Road?

Ravine Road is set in the heart of Boscombe Manor with many of the properties being original gentleman's residence built circa 1930s. The wide, leafy, tree lined avenues lead to the golden sandy beaches with a promenade that stretches from Hengistbury Head through to Sandbanks. Along the cliff tops you can enjoy a picnic, or sit in the cafe with a coffee or an ice cream and admire the breathtaking views from the Isle of Wight to Old Harry's Rock.

This beautifully presented three bedroom, three bathroom ground floor apartment has so much to offer. Upon entering the property you are greeted by a superb open plan kitchen/lounge/ diner. The kitchen has the wow factor, offering a large island and space for a good sized dining table and chairs, with shaker style units and stain glass windows on the side allowing

the light to flow through this space. The flooring is original herringbone with a feature fireplace in the lounge area. The property also boasts a separate living room, the perfect space for entertaining with double doors leading to the private rear garden.

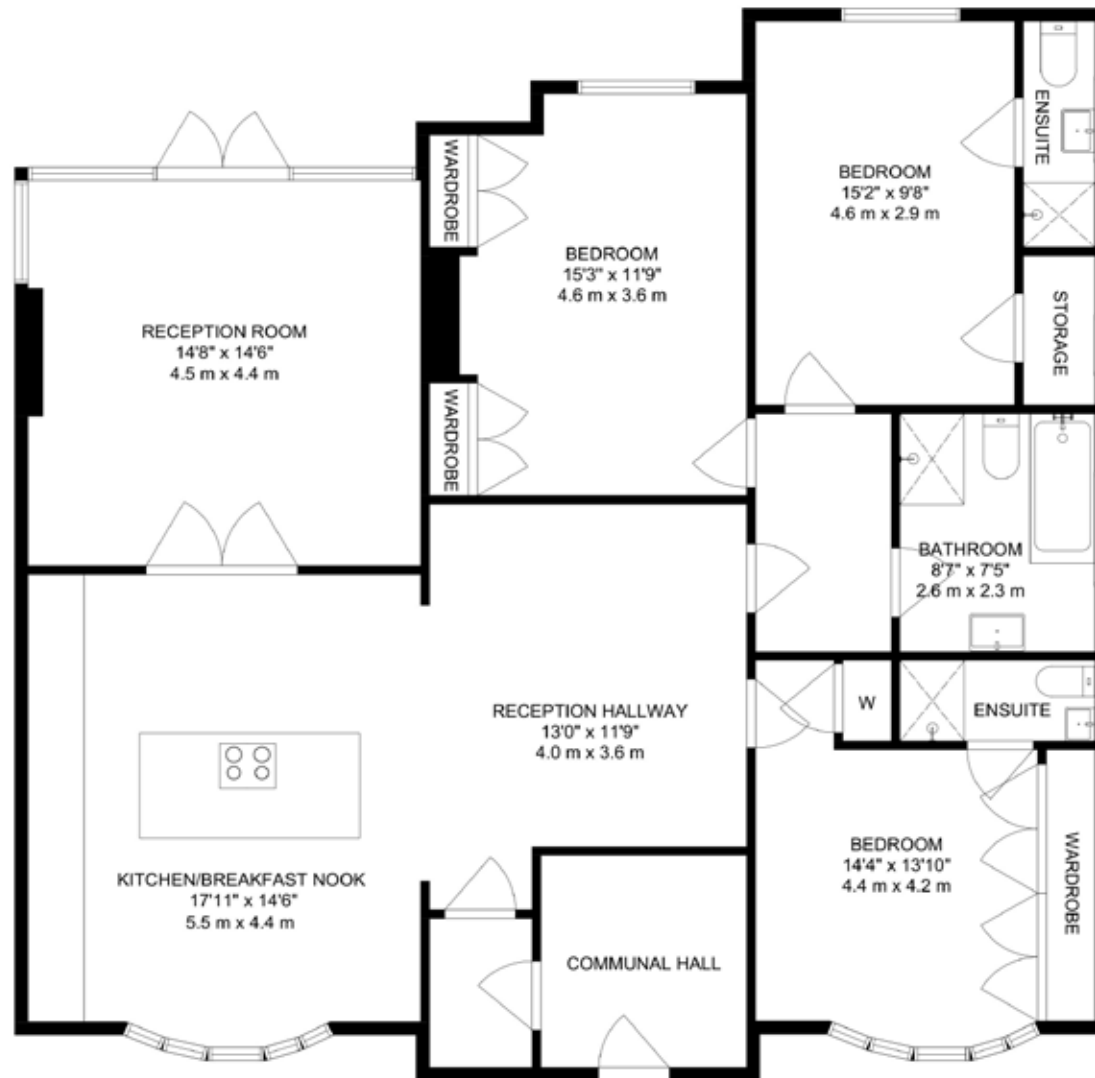
The property enjoys three bedrooms with three bathrooms. All double in size. Two of the bedrooms offering en-suites and a family bathroom.

The private garden has a large patio area perfect for summer time dining with the rest of the garden laid to lawn. There is also a summer house at the rear, with the option of making this the ideal home office.

This property still offers all its original features with a mix of being modernised it has a lovely feel and is your ideal property.







GROSS INTERNAL AREA  
 TOTAL: 125.8 m<sup>2</sup>, 1354 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**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.





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“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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