



FLAT 1
18 BROWNING
AVENUE
BH5 1NN

SHARE OF FREEHOLD
ASKING PRICE
£500,000

“A beautifully presented, three double bedroom, ground floor apartment with private garden and off road parking for two vehicles just 600 metres to Southbourne cliff tops”

Winkworth

for every step...

ASKING PRICE £500,000

Three Double bedrooms
Two Bathrooms
Modern Bathrooms
Modern Kitchen
Private Patio
Off Road Parking For Two Vehicles Plus Visitor Parking
Electric Car Charging Point
Less Than 600 Metres to Southbourne Beach

EPC: C | COUNCIL TAX: C | SHARE OF FREEHOLD 999 YEARS
REMAINING | MAINTENANCE ON AS AND WHEN BASIS |
GROUND RENT N/A | PETS PERMITTED | NO HOLIDAY LETS
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Why Browning Avenue?

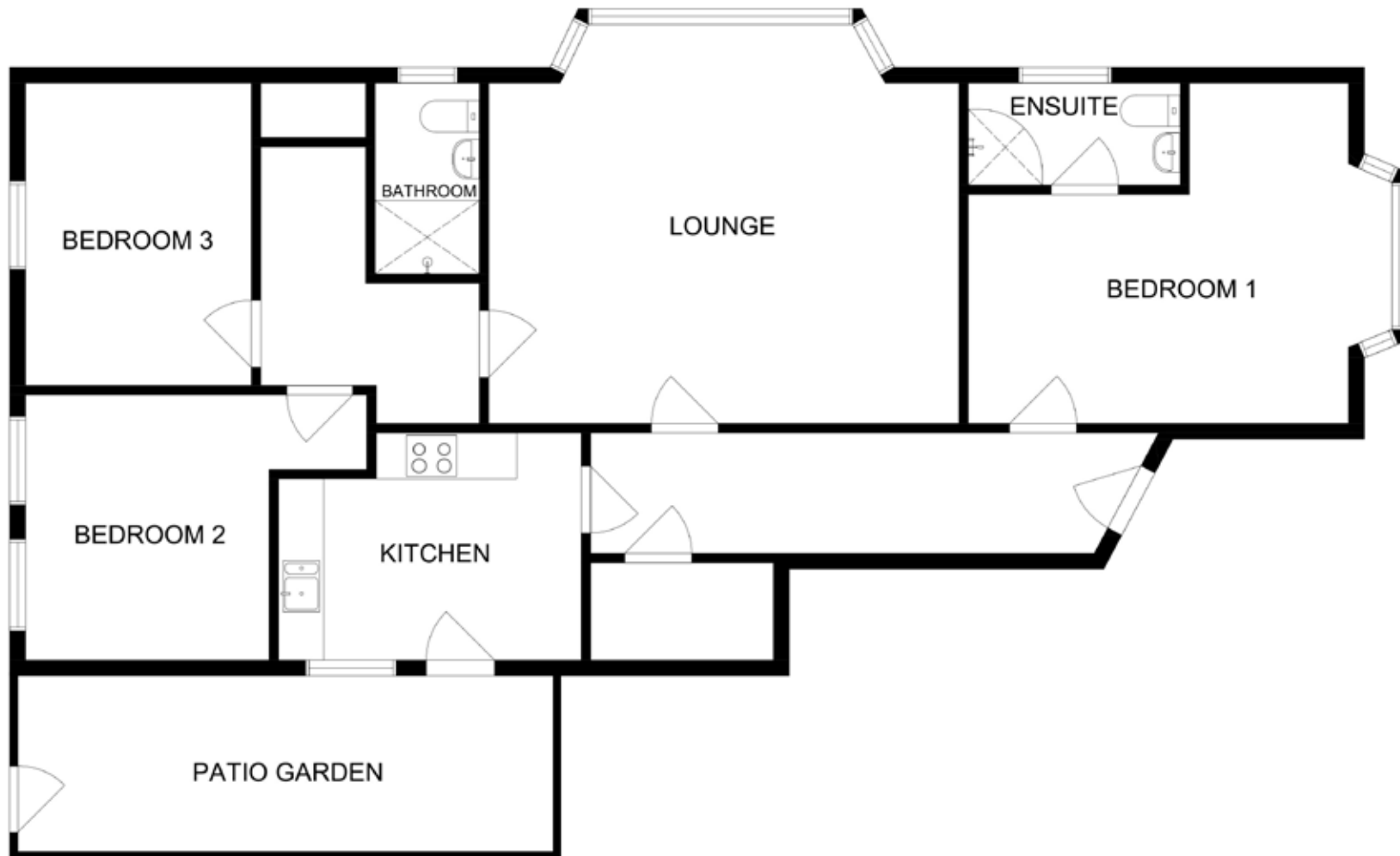
Browning Avenue is situated in the heart of Boscombe Manor. Boscombe Manor is Southbourne's most sought-after area. It is conveniently located just a stone's throw to the cliff tops which is home to miles of sandy beaches and a short distance to Southbourne's high street. Most of the properties in this area were built in the 1920s / 1930s 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 cliff tops down to the beach or simply sitting in the café with a coffee admiring the views, Boscombe Manor is not to be missed! Southbourne's vibrant high street is less than a mile away offering a host of independent cafés, bars, restaurants, convenience shops along with excellent transport links.

This spacious ground floor apartment is immaculately presented throughout. The spacious lounge enjoys a feature bay window flooding the room with natural light and wooden shutter blinds. The kitchen / breakfast room has a range of modern fitted cabinets, integrated appliances with counter tops to complement. A door provides direct access to the private rear garden.

All three bedrooms are double in size with the primary benefiting from a modern fitted en-suite shower room. The remaining bedrooms are serviced by the family shower room.

Outside, the apartment enjoys a private garden which is laid to patio, ideal for al fresco dining and a gate to the driveway.





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.



Lori Leon

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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