



81 WENTWORTH AVENUE  
BOSCOMBE MANOR  
BH5 2EH

ASKING PRICE £325,000  
LEASEHOLD

“ A spacious and  
characterful, two  
double bedroom, ground  
floor flat with off road  
parking and a private  
garden .”

**Winkworth**

for every step...

ASKING PRICE- £325,000

Two Double Bedrooms  
Spacious Lounge / Diner  
Generous Kitchen  
Large Bathroom  
Ample Storage  
Character Features  
Private Garden  
Off Road Parking  
Private Entrance

EPC: TBC | COUNCIL TAX: C | LEASEHOLD | GROUND RENT £ | SERVICE CHARGE - AS & WHEN

01202 434365  
southbourne@winkworth.co.uk





## Why Wentworth Avenue?

This charming property offers an array of features ideal for comfortable living. As you step through the entrance porch, the flexible living space unfolds with the generous lounge and dining area, perfect for relaxation or entertaining guests.

Benefitting from two double bedrooms, the room at the front boasts ample natural light streaming through a large bay window, complemented by built-in storage. The second double bedroom to the rear provides fitted wardrobes and a convenient dressing table.

An exceptionally spacious bathroom awaits, complete with a bathtub, overhead shower, wash basin, WC, and additional storage for convenience.

The heart of the home lies within the expansive kitchen, offering plentiful space for a variety of appliances as well as a larger area and featuring a side access door for added convenience.

Further enhancing the practicality of this residence, two sizable storage cupboards in the hallway, one equipped with plumbing for a washing machine, cater to your organisational needs.

Outside, a private garden at the front offers a peaceful retreat, while off-road parking for up to three vehicles ensures hassle-free arrivals and departures.

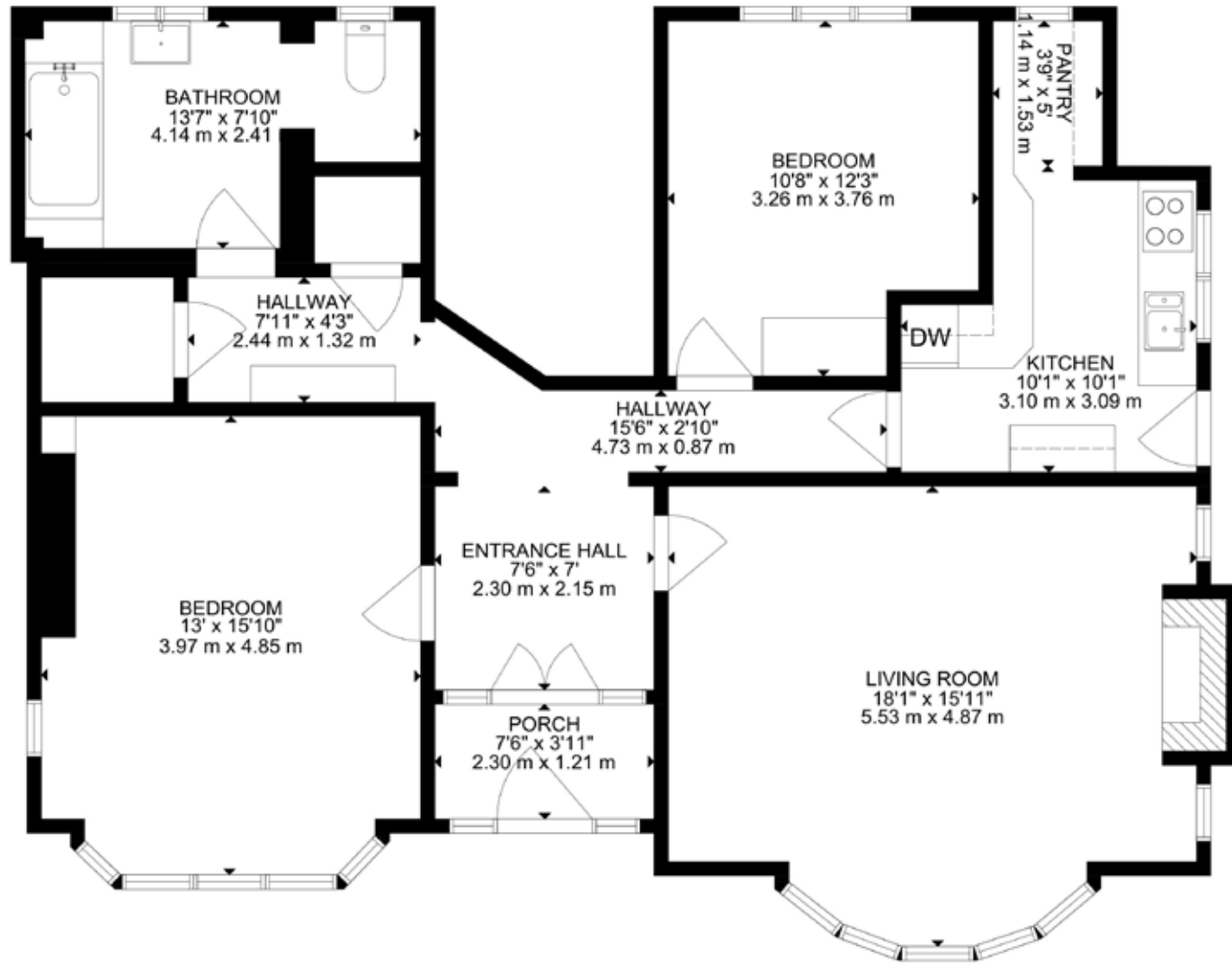
This property is equipped with up-to-date double-glazed windows, as well as a modern boiler and central heating system. Its private entrance grants a sense of exclusivity.



## Why Boscombe Manor?

Boscombe Manor is Southbourne's most sought-after area. It is conveniently located just a stone's throw to the clifftops 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 clifftops down to the beach or simply sitting in the café with a coffee admiring the views, Boscombe Manor





GROSS INTERNAL AREA  
 TOTAL: 105 m<sup>2</sup>, 1130 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.





Lori Leon

lleon@winkworth.co.uk

07880 874314

Winkworth Southbourne

29 Southbourne Grove,  
Bournemouth, Dorset, BH6  
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“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.”

**Winkworth**

for every step...