



STRATTON OAK ESTATES

62 Browning Avenue, Bournemouth, BH5 1NW  
Offers In Excess Of £1,000,000

This SUBSTANTIAL double fronted GENTLEMAN'S RESIDENCE resides just MOMENTS FROM the CLIFF TOP WALK and Award Winning coastline, with PLANNING PERMISSION PASSED for rear and side extension and loft conversion with rear dormer. Situated on a generous plot with a large private garden currently spanning some 2500 sq ft of internal space to deliver an impressive three reception rooms, four double bedrooms and three bathrooms.

A must see! - to fully appreciate the potential of this property.

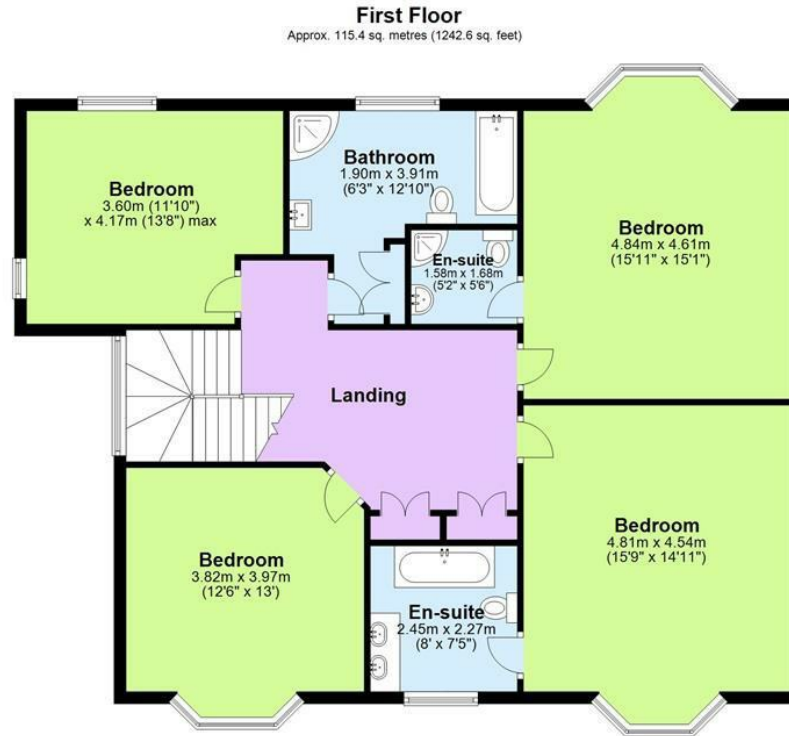
- Substantial 1920's Gentleman's residence ideally located just moments from Cliff Top walks and an Award Winning coastline.
- Full of resonating original characterful features including the cornicing, skirting, architrave, flooring and doors.
- Meticulously remodelled 2,500sq ft of internal space creating the ultimate 'Hub of the Home' for entertainment.
- Three reception rooms all housing original fireplaces with tiled back panel and hearth.
- Four generous double bedrooms with two expansive rooms both with en-suite bathrooms.
- Black granite worktops throughout the kitchen with ceramic flooring, underfloor heating, boot room, utility room and separate laundry room.
- Secluded rear garden with tree lined outlook backing onto Woodland Walk.
- A short level walk to Southbourne High Street with its vibrant and diverse selection of shops, bistros and restaurants.
- Planning Permission passed for full rear and side extension and loft conversion with rear dormer





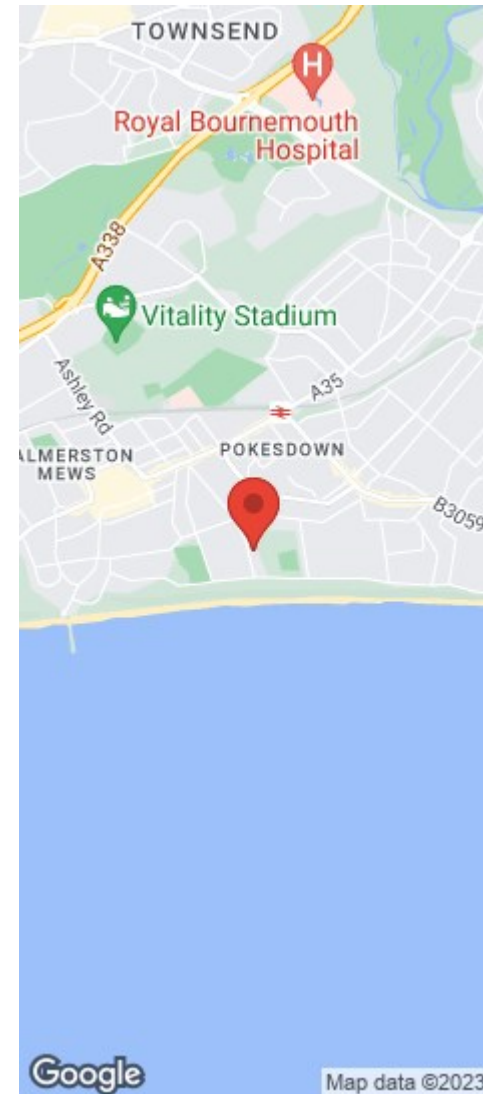
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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92-100) <b>A</b>                           |                         |           | (1-10) <b>A</b>   |                         |           |
| (81-91) <b>B</b>                            |                         |           | (11-20) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (21-30) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (31-40) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (41-50) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (51-60) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (61-70) <b>G</b>  |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



Total area: approx. 228.6 sq. metres (2461.1 sq. feet)  
**62 Browning Avenue, Bournemouth**

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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