

Aspen, 26A Browning Avenue,  
Bournemouth, Dorset, BH5 1NN

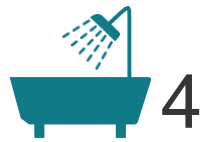
Offers Over **£900,000**



Bedrooms



Living



Bathroom/Ensuite



Off road Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
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# An impressive, nearly new and well-located townhouse.

WELL LOCATED CLOSE TO BEACHES, ASPEN IS A STUNNING RECENTLY BUILT THREE-STOREY HOME OFFERING LUXURIOUS FINISHES AND SPACIOUS ACCOMMODATION APPROACHING 2500 SQUARE FEET.

Boasting a wonderful kitchen/day room with bi-folding doors, a separate utility room, formal lounge, and four generous double bedrooms all featuring fitted wardrobes and private en-suite facilities, Aspen offers space a plenty for all the family.

Carefully designed and superbly finished with high-end fittings throughout, it is a truly impressive property which is also well positioned giving easy access to local cliff tops with the areas golden sandy beaches beneath.

Entering the property a large hallway immediately brings a great sense of space. An impressive return staircase with practical storage beneath leads to the first floor, and there is a beautifully finished WC.

The formal lounge overlooks the front of property via a bay window. Offering plentiful room for a wide range of furniture and wired in readiness of a wall mounted TV, it's the perfect place to retire of an evening.

Day to day living is provided by a superb kitchen/dining/day room which is accessed via double doors from the hallway and features both a large skylight and bi-folding doors opening onto the rear gardens. The kitchen area has been beautifully finished boasting a double Belfast sink and appliances to include a dishwasher, fridge/freezer, wine chiller and a double fan assisted/combi oven. An island provides further storage and space for several stools, also housing an induction hob with pop-up extraction.

A door from the kitchen leads to a separate utility where there is space for a washing machine and tumble/dryer, plus a good range of additional storage and working surfaces

with inset sink. The master and second bedrooms are both set on the first floor and served by a very generous landing with a built-in linen cupboard/store.

Featuring an accented bed wall with a bespoke range of Lamco designed and fitted wardrobes behind the master is a stunning bedroom which boasts an equally stunning en-suite with a freestanding bath, twin countertop sinks and a large walk-in shower, all beautifully finished with gold sanitaryware, two tonal tiling and part panelled walls to add texture and depth.

Impressive in its own right, bedroom two also boasts Lamco fitted wardrobes and a stunning en-suite bathroom. In fact, second floor bedrooms three and four also come with fitted wardrobes and have generous en-suite shower rooms, any of which would make an impressive master within most homes.

Outside, the property is approached via an attractive brick paviour driveway shared with Aspens adjoining sister home. Aspen has three dedicated parking spaces served an EV charging point and there is also a private lockable store.

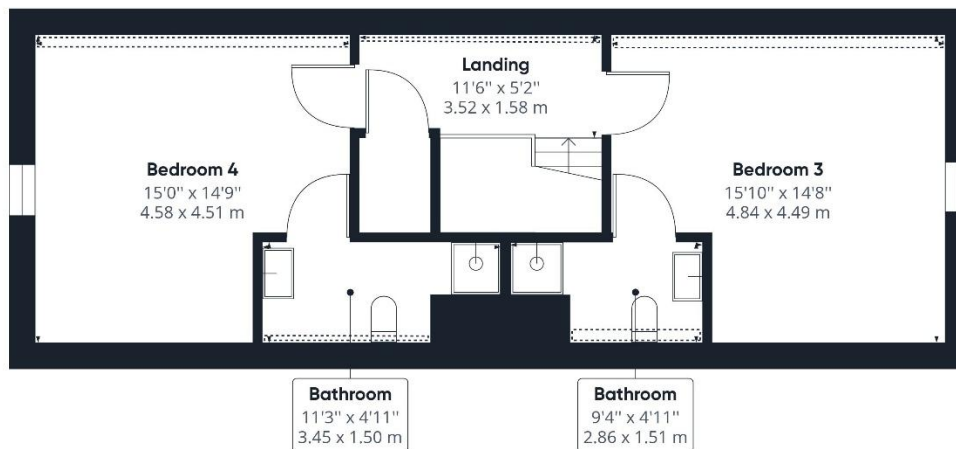
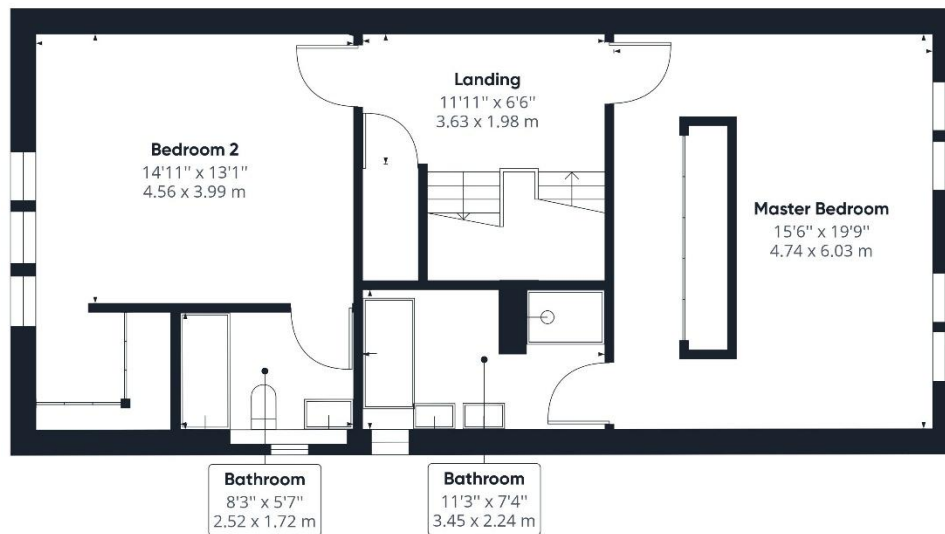
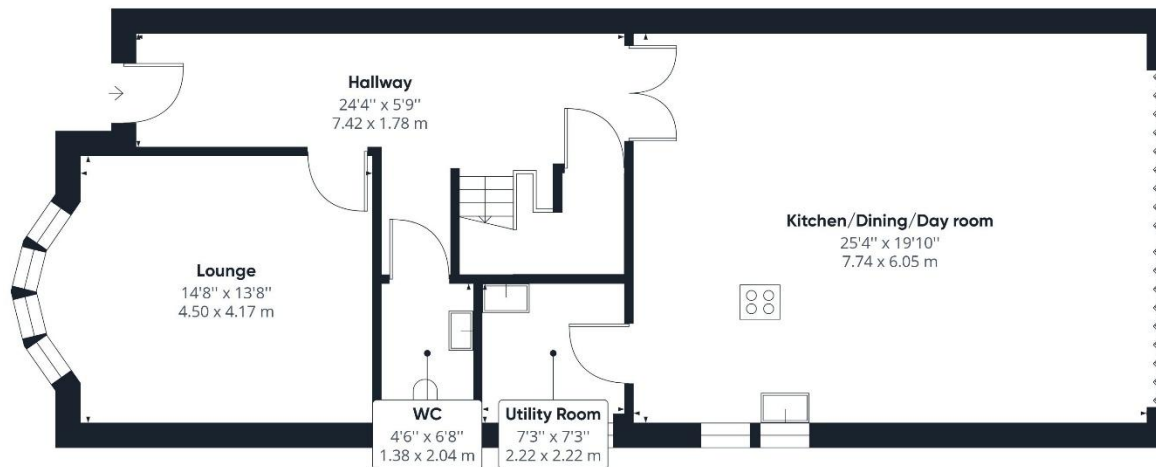
The rear garden has been designed for low maintenance and easy outside entertaining, a central area of artificial lawn bordered by attractive patio providing multiple seating and bar-b-q areas. Backing on to Woodland Walk with no houses to the rear it affords a good deal of seclusion and is fully enclosed by new fencing and walling. There is also outside lighting and electric.

TENURE: FREEHOLD  
COUNCIL TAX BAND: E  
EPC: B



## KEY POINTS

- Nearly new home
- Close to the beach
- 2439 Sq. Ft
- Four bedrooms
- Sought after location
- Open-plan living area



#### Approximate total area<sup>(1)</sup>

2439.01 ft<sup>2</sup>

226.59 m<sup>2</sup>

#### Reduced headroom

30.52 ft<sup>2</sup>

2.83 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

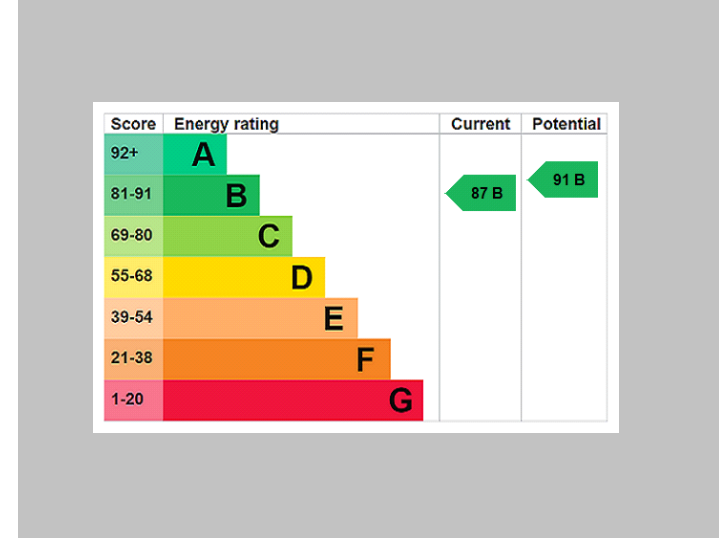
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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