



SPENCERS
For Sale



1 Sorrell Way

Christchurch, BH23 4LY



SPENCERS





A two-bedroom detached bungalow, now in need of some modernisation, offering two double bedrooms, a generous west-facing garden, and a driveway leading to a single garage.

The Property

The property is accessed via the driveway to a covered porch, with a door opening into a wide central entrance hallway providing access to all accommodation. To the right-hand side, there is a useful storage cupboard, loft access, and an airing cupboard housing the hot water tank.

From the hallway, a door leads into a good-sized L-shaped living/dining room, centred around the original fireplace with a side unit. This bright, dual-aspect room overlooks both the front and side of the property and also benefits from a hatch through to the kitchen.

The kitchen is fitted with a range of wall-mounted and floor-standing units, fitted sink, and space under-counter fridge/freezer. A hatch connects back to the dining area, and a window overlooks the internal side aspect. From here, there is access to an additional room, could be used as a second lounge or utility space. This tiled, triple-aspect room enjoys views to the front, side, and rear, and has a door leading directly out to the garden.

Returning to the hallway, there are two well-proportioned double bedrooms, both overlooking the rear garden. The main bedroom benefits from a built-in wardrobe, while the second bedroom also includes a built-in cupboard.

The bathroom comprises a three-piece suite, including a bath with shower over, WC, wash hand basin, and a window to the side aspect. In addition, there is a separate WC with a small wash hand basin accessed from the hallway.



£450,000

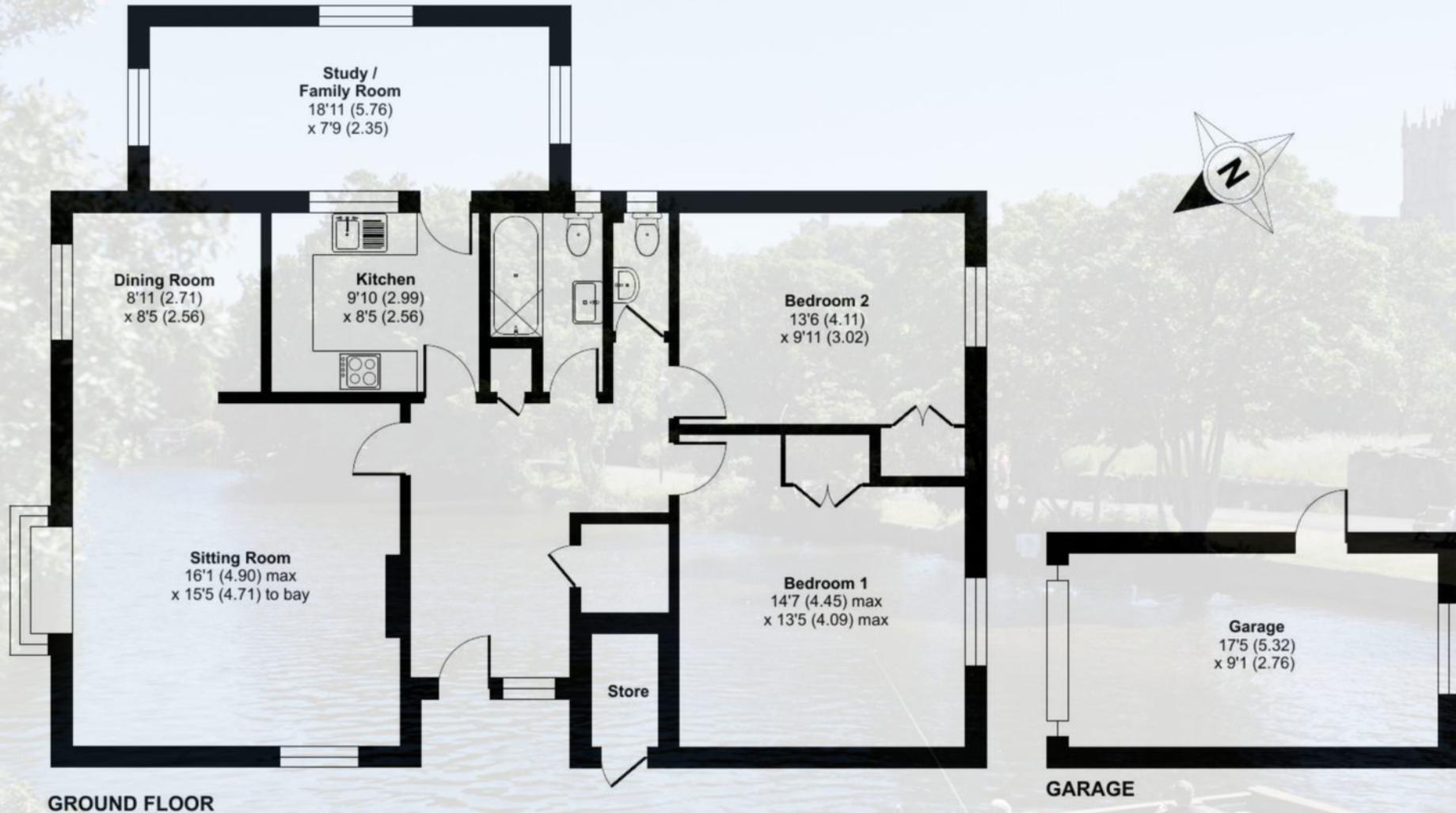


Approximate Area = 1168 sq ft / 108.5 sq m (excludes store)

Garage = 158 sq ft / 14.6 sq m

Total = 1326 sq ft / 123.1 sq m

For identification only - Not to scale





Grounds & Gardens

To the front, the property offers ample off-road parking via a tarmac driveway suitable for multiple vehicles, along with a low-maintenance front garden.

The driveway leads to a single garage with a pitched roof and power supply. A wooden gate between the garage and the property provides access to the rear garden.

The west-facing garden is a good size, mainly laid to lawn with bordered edges and a patio area extending from the rear of the property and along the side - ideal for outdoor seating and entertaining.



Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 63 Potential: 78

All mains services connected

Heating: Gas central heating

Flood Risk: Very low

Broadband: Please note, the property does not currently have a broadband connection.

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Points of Interest

Highcliffe School	1.4 Miles
The Oaks Restaurant	1.7 Miles
Highcliffe Beach	1.5 Miles
Steamer Point Nature Reserve	1.4 Miles
Hinton Admiral Train Station	1.9 Miles
Highcliffe Town Centre	1.7 Miles
Avon Beach	1.1 Miles
Noisy Lobster Restaurant	1.4 Miles
Christchurch Harbour Hotel & Spa	1.6 Miles
Mudford Quay	1.7 Miles
Bournemouth Airport	6.6 Miles
Bournemouth Centre	9.1 Miles
London	2 hours by train





The Local Area

Christchurch is a historic market town located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west.

This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th century castle ruins.

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

The town attracts retirees, families and the active. Christchurch Harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

Property ranges from character family homes and modern chalets to quayside developments. Communications are good: train services from Christchurch's mainline station take around two hours into London while the A35 provides access to road networks.

Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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