



33a Jumpers Avenue,

Christchurch, BH23 2ER

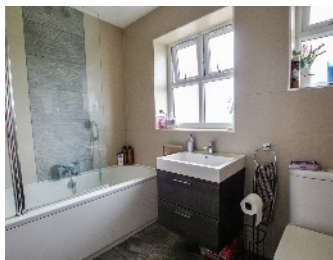
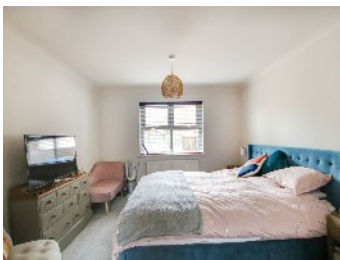
SPENCERS
COASTAL



A well presented three bedroom chalet bungalow with a further potential to extend (STPP)

The Property

- Entrance hall providing access to a spacious cloakroom and stunning kitchen
- Beautifully presented Kitchen with grey gloss kitchen units and laminate worktop, fitted appliances, central island with ample work surface, space and room for bar stools to one end. Fully Glazed sliding doors on to the garden
- From the kitchen leading into the separate dining room with French doors opening on to the garden on one side and doorway in to the lounge on the other side
- Lounge with large floor to ceiling window allowing plenty of natural light
- Family bathroom with tiles from floor to ceiling, bathtub with showerhead, vanity unit and wc
- spacious master bedroom with double aspect and large dressing area with French doors opening on to the garden



£600,000







This property is located within Twynham school catchment and is conveniently located near local shops and amenities

The Property

Upstairs accommodation comprises of two good size double bedrooms with slopped ceilings on one side and dormer on the other, eves storage

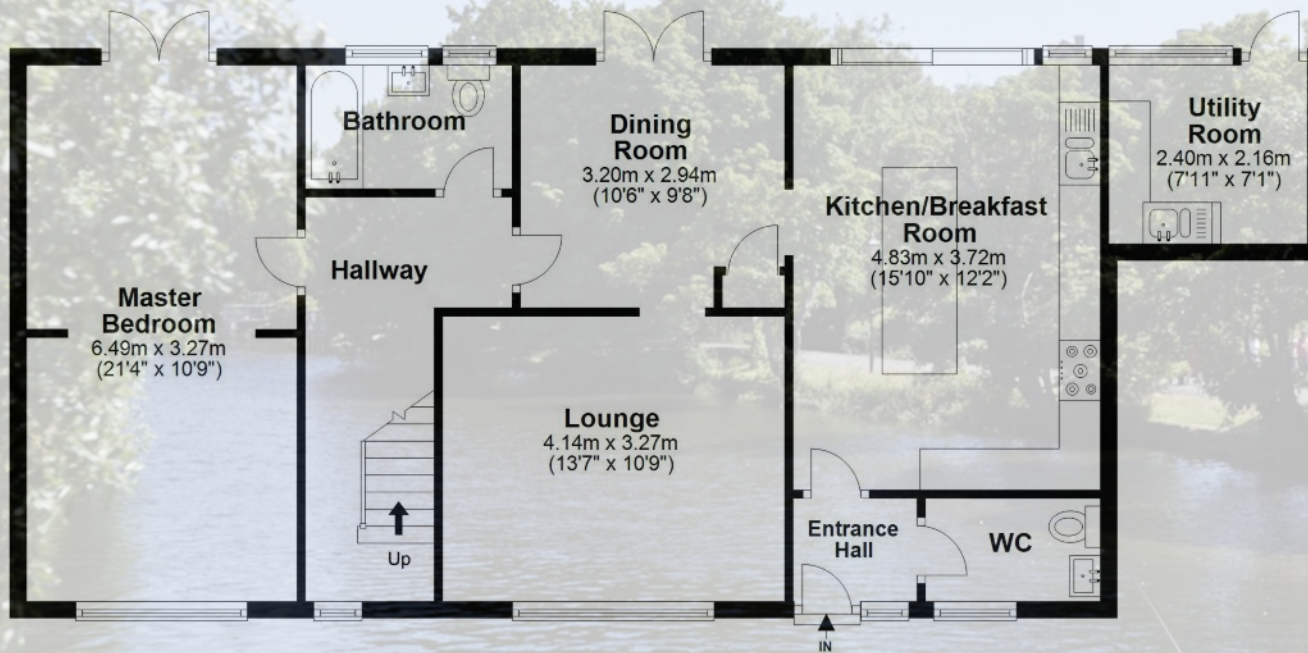
Property Video

Point your camera at the QR code below to view our professionally produced video.



FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Area:
116.1 sqm / 1250.4 sqft



Further benefiting from ample off road parking

Outside

The property is approached via a gravel driveway providing a plenty of off-road parking

Attractive plot mainly laid to lawn with decked area. Summer house and back gate leading to the recreation ground

The Situation

Christchurch is an 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.



Situated within Twynham school catchment

Services

Energy Performance Rating: TBC Current: TBC Potential: TBC

All mains services connected

Points Of Interest

Christchurch Town Centre	1.2 miles
St Catherins Hill	0.8 miles
Christchurch Quay	1.8 miles
Christchurch Train Station	1.2 miles
Captains Club Hotel	1.7 miles
Southbourne Beach	2.3 miles
Twynham Primary School	1.4 miles
Twynham School	2.0 miles
Bournemouth Airport	3.0 miles
Bournemouth Centre 8.	4.2 miles
London 2 hour by train	

Important Information

Spencers of The New Forest 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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www.spencerscoastal.com