



35 Flambard Avenue

Christchurch, BH23 2NE

SPENCERS
COASTAL





A delightful, detached chalet bungalow situated in private, generous south-easterly gardens, located in a popular residential area close to the town centre and mainline railway station, and within the Twynham school catchment

The Property

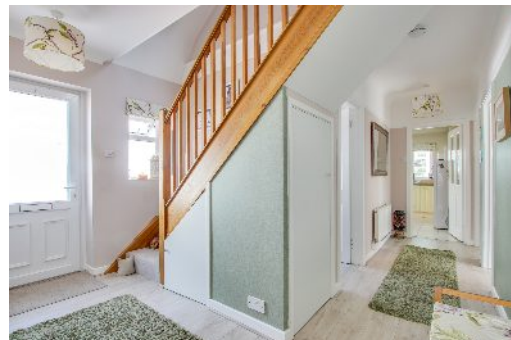
The property is accessed via a welcoming entrance hallway that leads to all accommodation, including understairs storage.

The ground floor offers versatile accommodation, currently utilised as three generous double bedrooms, each with ample space for furniture and storage. Two of the bedrooms feature bay windows overlooking the front aspect; one of which also benefits from a log burner, offering the versatility to be used as an additional reception room.

Serviced by a contemporary three-piece family shower room, which includes a large walk-in shower cubicle, a concealed WC, and a hand wash basin unit, all featuring stylish fully tiled floors and walls.

Towards the rear of the property is a good-sized kitchen, complete with a range of cream wall, floor, and drawer units, laminate work surfaces, and a tiled splashback, along with space for a range-style oven and an extractor fan above.

Adjacent is a spacious living room, showcasing a charming log burner set on a stone hearth, which serves as an inviting focal point and adds warmth to the space.



**Offers In Excess Of
£700,000**





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The property offers extensive and versatile accommodation, comprising five bedrooms, two bathrooms, and two reception rooms, along with generous off-road parking and a large carport

The Property Continued...

Spanning across the rear of the property is a stunning garden room featuring a large glazed pitched roof. This light-filled space connects seamlessly to the living room and kitchen, with French doors opening into the rear gardens.

From the entrance hallway, stairs rise to the first-floor accommodation, which includes two large dual-aspect bedrooms serviced by a three-piece family bathroom featuring a jacuzzi-style bath, complete with fully tiled walls and floors.

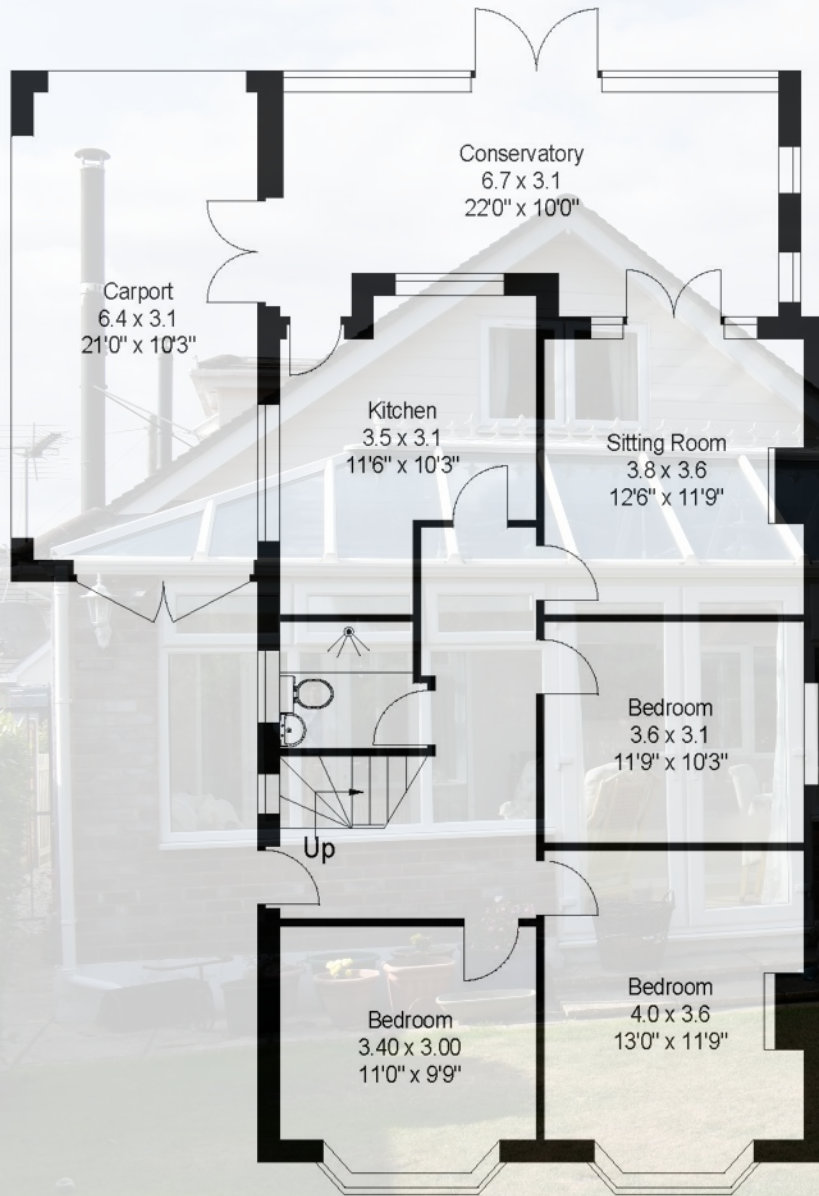


Property Video

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



FLOOR PLAN

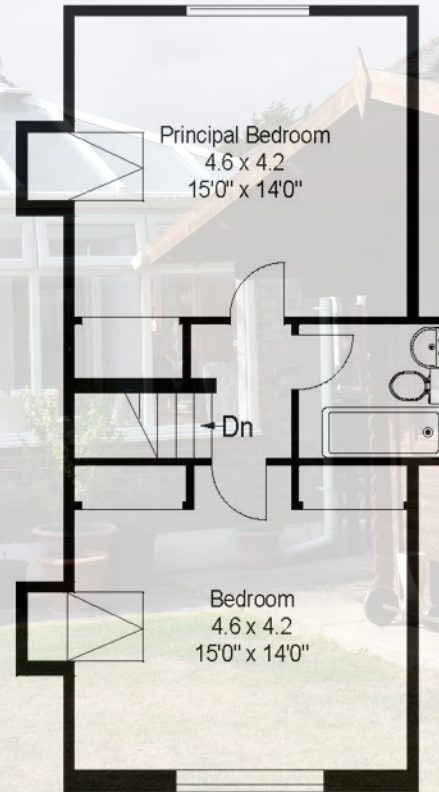


Ground Floor

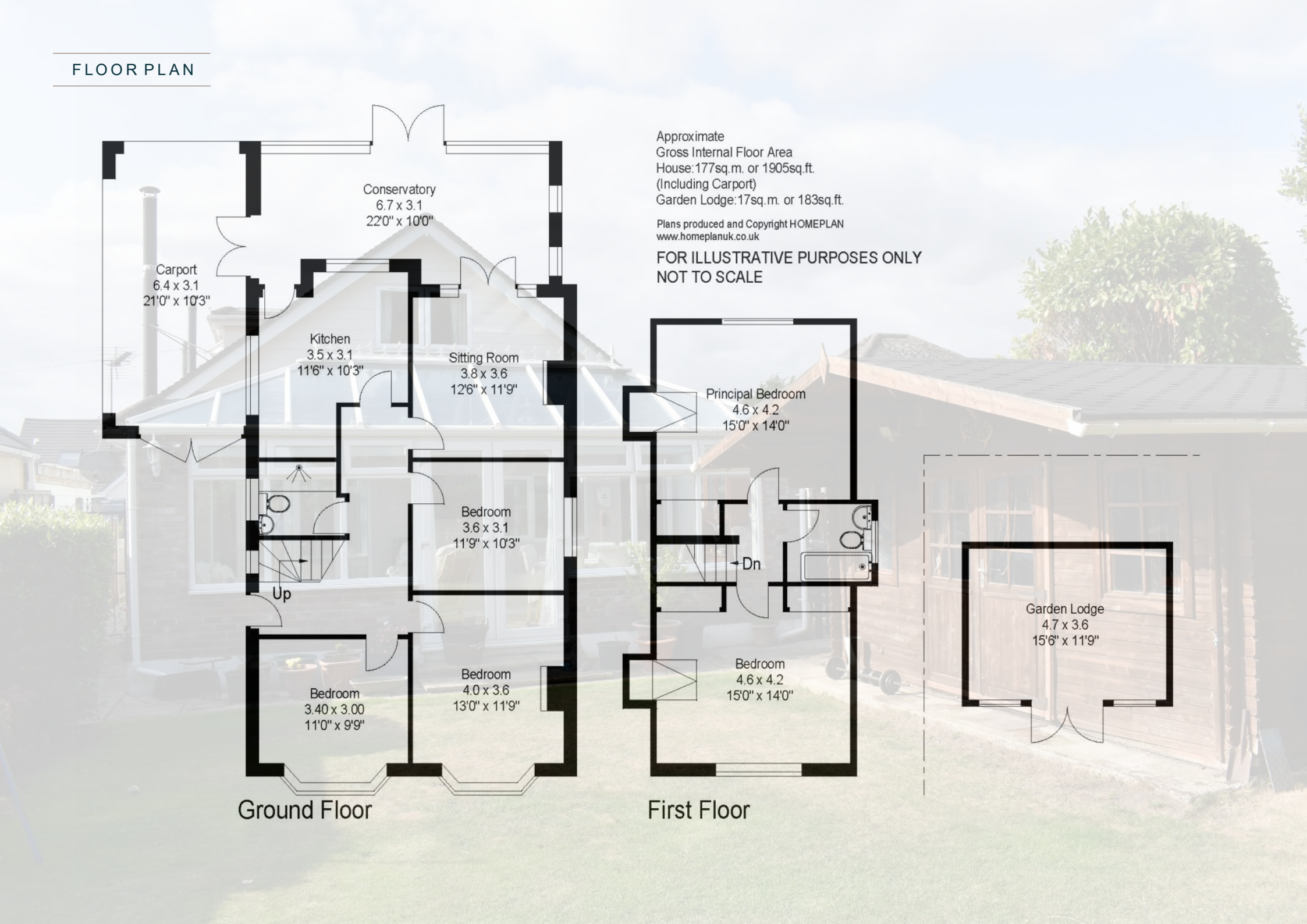
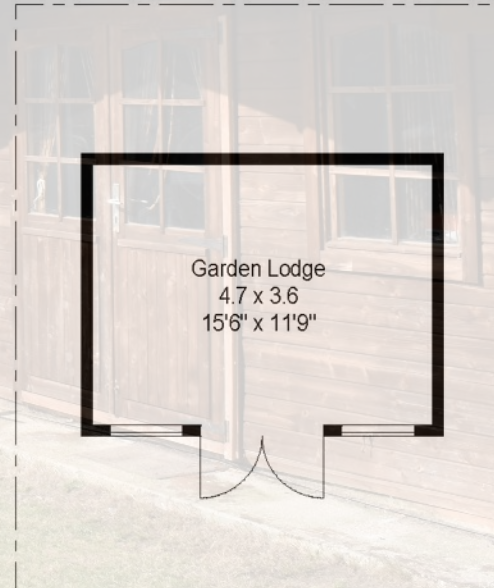
Approximate
Gross Internal Floor Area
House: 177sq.m. or 1905sq.ft.
(Including Carport)
Garden Lodge: 17sq.m. or 183sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



First Floor





Grounds & Gardens

The property is approached via a large driveway that offers generous parking and leads to a spacious carport, extending 6 meters in length.

The rear gardens are a standout feature of the property, offering a large expanse of lawn enclosed by close board fencing and mature trees and shrubbery, creating a high degree of privacy. The patio lies adjacent to the property, enjoying a south-westerly aspect. Additionally, the gardens feature a substantial outbuilding with power and lighting, ideal for a summer house or home office.

Additional Information

Energy Performance Rating: C Current: 71 Potential: 80

Council Tax Band: D

Tenure: Freehold

All mains services connected

Broadband: Download speeds of 8 Mbps available at the property (Ofcom)

Mobile Phone Coverage: No known issues, please contact your provider for further clarity



Important Information

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.



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.



Points Of Interest

St Catherine's Hill	0.7 Miles
Christchurch Town Centre	1.2 Miles
Christchurch Quay	1.9 Miles
Christchurch Train Station	0.9 Miles
Twynham Primary School	0.3 Miles
Twynham Secondary School	1.3 Miles
Bournemouth Airport	3.0 Miles
Bournemouth Town Centre	6.3 Miles
New Forest National Park	14.8 Miles



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

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