



4 Livingstone Road

Christchurch, BH23 1HL

SPENCERS
COASTAL





A charming three-bedroom terrace house, nestled in a sought-after coastal area, conveniently close to Stanpit Marsh and Christchurch town center. This property has undergone tasteful and thoughtful modernisation in recent years, featuring an inviting open-plan kitchen

The property

The entrance hallway features oak engineered flooring that extends throughout, guiding you to all ground floor accommodations and providing access to the understairs storage.

Next door, a well-proportioned dining room offers ample space for dining furniture.

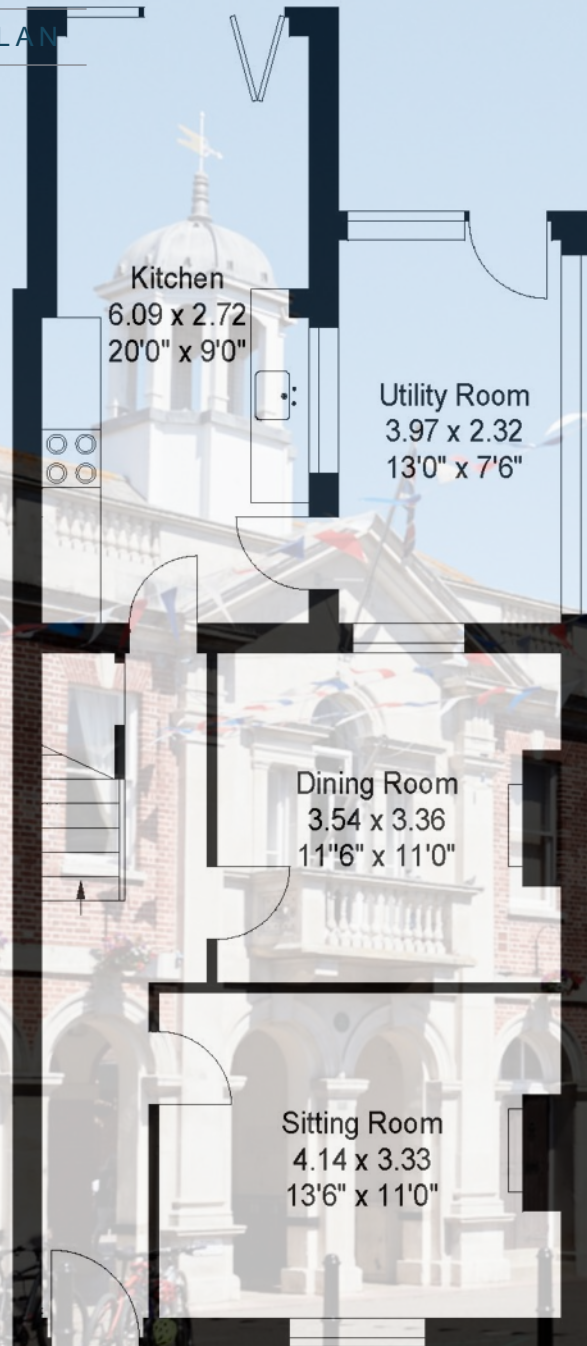
To the rear of the living area and at the heart of the home, lies a well-appointed kitchen/dining room. It features a good range of wall, floor, and drawer units with stylish compact laminate work surfaces, including a Belfast sink. Traditional radiators and handle fittings add to the charm, with the added benefit of bi-folding doors opening onto the rear patio and gardens.

Integrated appliances include a single oven with a four-ring halogen hob, complemented by an extractor fan overhead. Additionally, there's a fridge freezer and a dishwasher.

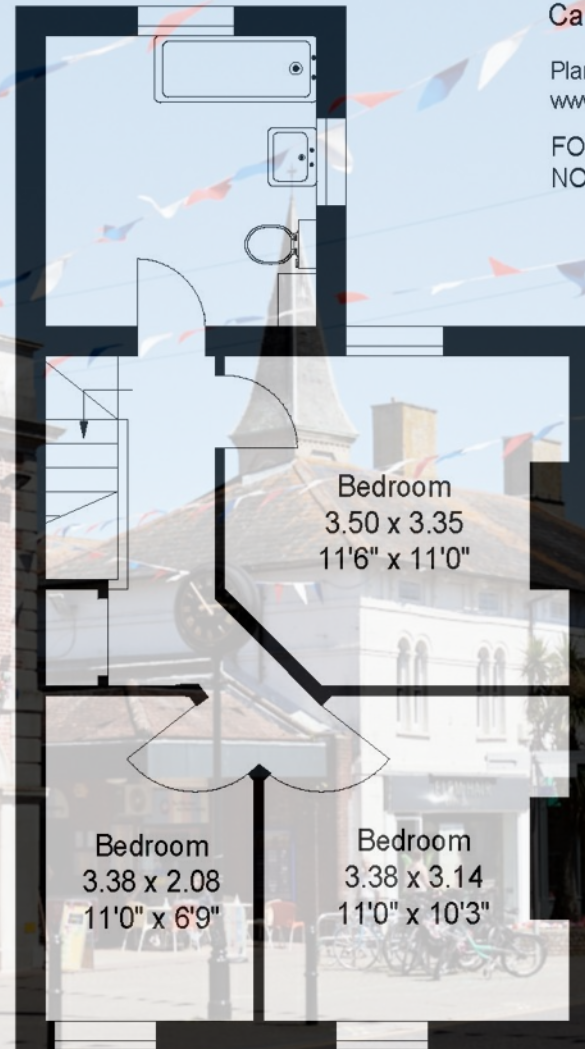
Adjacent, there's a practical utility room offering ample space and storage for white goods, with a convenient access door leading to the rear garden.



FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
House: 111sq.m. or 1195sq.ft.
Carport: 14sq.m. or 151sq.ft.

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NOT TO SCALE



Carport
5.00 x 2.75
16'6" x 9'0"



With three bedrooms and planning permission granted for a loft conversion, it offers flexibility and potential.

The Property Continued

Upstairs, you'll find three bedrooms, two of which are comfortable doubles with space for storage furniture. These bedrooms are serviced by a beautiful family bathroom, which features a roll-top bath with a rainfall shower head overhead, a hand wash basin with storage unit underneath, and a concealed WC. The bathroom is complete with feature mosaic tiled flooring.



Planning permission has been granted to create a loft conversion. The staircase for this conversion would lead from the landing, beginning from where the airing cupboard is currently located.

Outside

Outside, the property boasts generous and private south-west facing gardens, predominantly laid to lawn and bordered by mature hedging and shrubbery. At the rear of the garden, there are two storage sheds, with one providing access to the rear parking area and carport.



Services

Energy Efficiency Rating: TBC Current: ?? Potential: ??

Council Tax Band: C

All mains services are connected to the property.



Set within private south-west facing gardens, it also features an access gate to the rear, providing off-road parking and a carport for added convenience.

Points Of Interest

St Catherines Hill	2.9 Miles
Christchurch Town Centre	0.8 Miles
Christchurch Quay	1.2 Miles
Christchurch Train Station	1.4 Miles
Twynham Primary School	2.4 Miles
Twynham School	1.2 Miles
Bournemouth Airport	4.9 Miles
Bournemouth Centre	6.0 Miles
New Forest National Park	7.0 Miles

Property Video

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





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.

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 or 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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