



6 Kingsway Close

Christchurch, BH23 2TP

SPENCERS
COASTAL





Immaculately presented with nothing to do but move in. Three generous sized bedrooms the main bedroom includes an en-suite bathroom.

The property

Entering the property there is an instant feeling of light and space. The downstairs study could be used as a fourth bedroom if desired. The hallway leads you past the cloakroom and into the large open plan kitchen, dining and living room.

This is an exceptional area of the property. The practical kitchen offers lots of cupboard, draw and bench space. Induction hob and freestanding double door fridge freezer. The kitchen flows seamlessly onto the dining space and lounge room. The bifold doors lead out to the patio area.

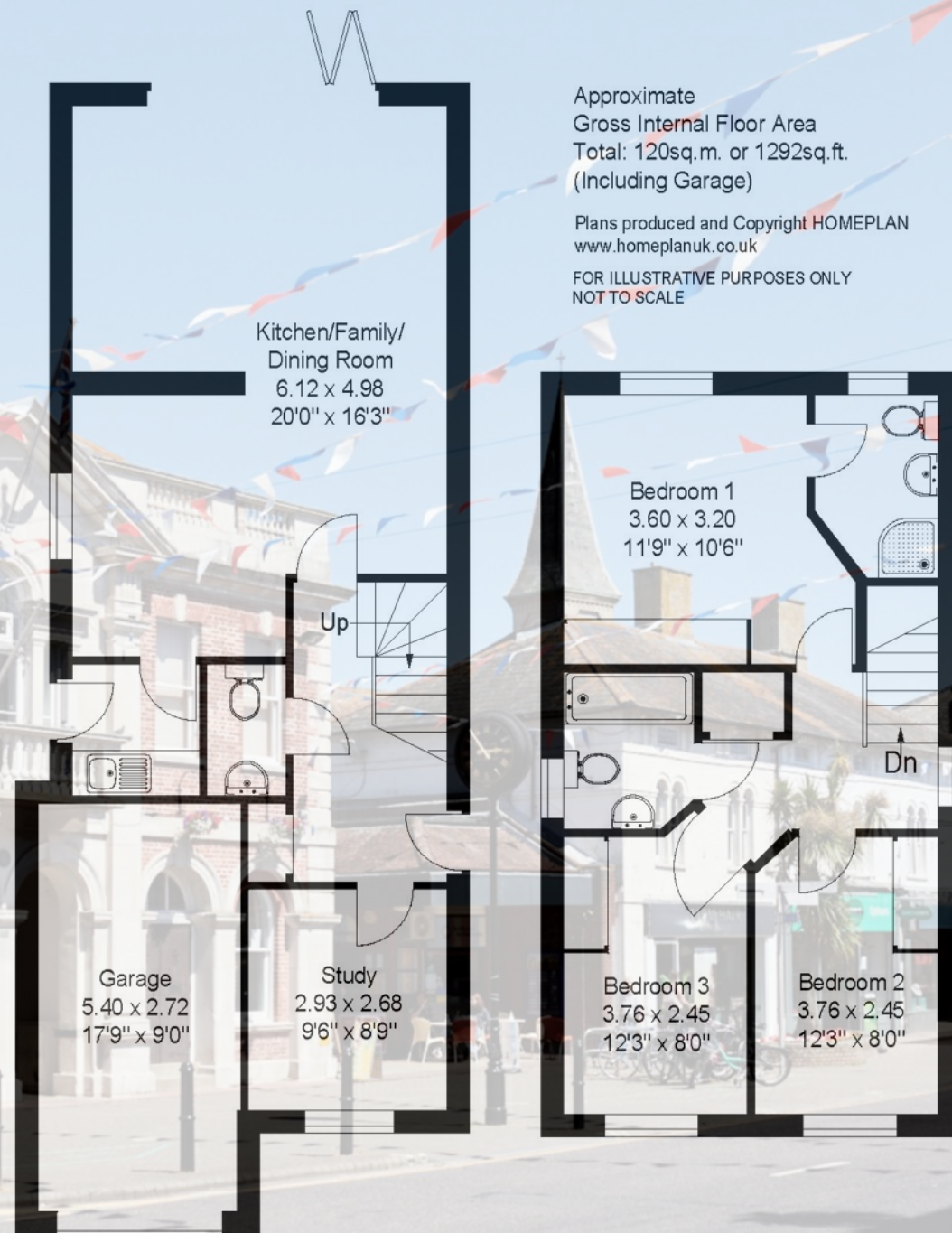
Heading upstairs the landing connects all the bedrooms and offers access to the airing cupboard. The spacious primary bedroom features a fully built-in wardrobe and good size ensuite bathroom with walk-in shower cubical and is neutrally decorated.

Two additional bedrooms are double sized and complete with built-in wardrobes. Close by is the family bathroom featuring a bathtub, WC and wash basin.

This property also offers gas central heating, combi boiler, alarm system and heated flooring on the ground floor of the property, which is perfect for the winter months. Basking in natural light and only 11 years old.



FLOOR PLAN





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The property also benefits from open-plan kitchen and living, fully built-in utility room, heated downstairs flooring and single remote-control garage.

Outside

Off street parking for one car and the convenience of a single remote garage. The back of the property offers a perfect area that can be used all year round. The patio is a wonderful place for a barbeque and overlooks the low maintenance gardens. There is a grass area for pets and children. There is a garden shed which completes this space.



Services

Energy Efficiency Rating: C Current: 77 Potential: 87
All mains services are connected to the property.
Council Tax: Band E



A fantastic family home within Twynham school catchment and close proximity to local amenities

Points Of Interest

St Catherines Hill	0.9 mile
Christchurch Town Centre	1.1 miles
New Forest National Park	6.0 miles
Christchurch Quay	1.8 miles
Christchurch Train Station	0.7 miles
Twynham Primary School	0.4 mile
Twynham School	1.3 miles
Bournemouth Airport	2.8 miles
Bournemouth Centre	7.5 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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