



110 Hurn Road

Christchurch, BH23 2RP

SPENCERS
COASTAL





A stylish three-bedroom detached chalet bungalow situated in a sought-after area, conveniently close to local amenities.

The Property

The entrance hallways are bright and airy, featuring LVT flooring that extends throughout. It provides access to all ground floor accommodation and offers ample space for cloak storage.

Casement doors from the hallway open into the living room, which features an attractive bay window with fitted shutters overlooking the front aspect.

Opposite, a ground floor double bedroom offers ample space for bedroom furniture and is serviced via;

A four-piece family bathroom comprises a white panelled bath with mixer taps and a walk-in shower cubicle, complete with fully tiled walls and floors

To the rear of the hallway leads through to the hub of the home: the open-plan 'L' shape kitchen, dining, family room, with doors opening onto the rear decking and gardens

The kitchen features a good range of gloss wall, floor, and drawer units with quality quartz worksurfaces. The central island adds extra storage and doubles as a convenient breakfast bar

Appliances include a Bosch double oven, a four-ring halogen hob with an extractor fan over it, a dishwasher, and space for a fridge-freezer.



£585,000





It features high-quality fixtures and fittings, enhancing its appeal. Additionally, ample off-road parking is available, accommodating multiple vehicles.

The Property Continued...

From the entrance hallway, stairs rise to the first-floor landing leading to two double bedrooms, both of which feature vaulted ceilings. The primary bedroom further benefits from a large range of fitted wall-to-wall built-in wardrobes

A three-piece family shower room includes a large walk-in shower cubicle with a feature tiled wall behind it, a handwash basin with storage underneath, and a WC.



Property Video

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





The property offers spacious open-plan living spaces that lead out to south-westerly rear gardens.

Grounds & Gardens

Outside, the property is approached via a tarmac driveway, providing parking for several vehicles. A side access gate leads to the south-westerly rear gardens, predominantly laid to lawn and bordered with mature shrubbery and closed board fencing, ensuring privacy. Adjacent to the rear of the property is a spacious decking area, offering easy access to the kitchen and creating an ideal indoor-to-outdoor living space.

The Situation

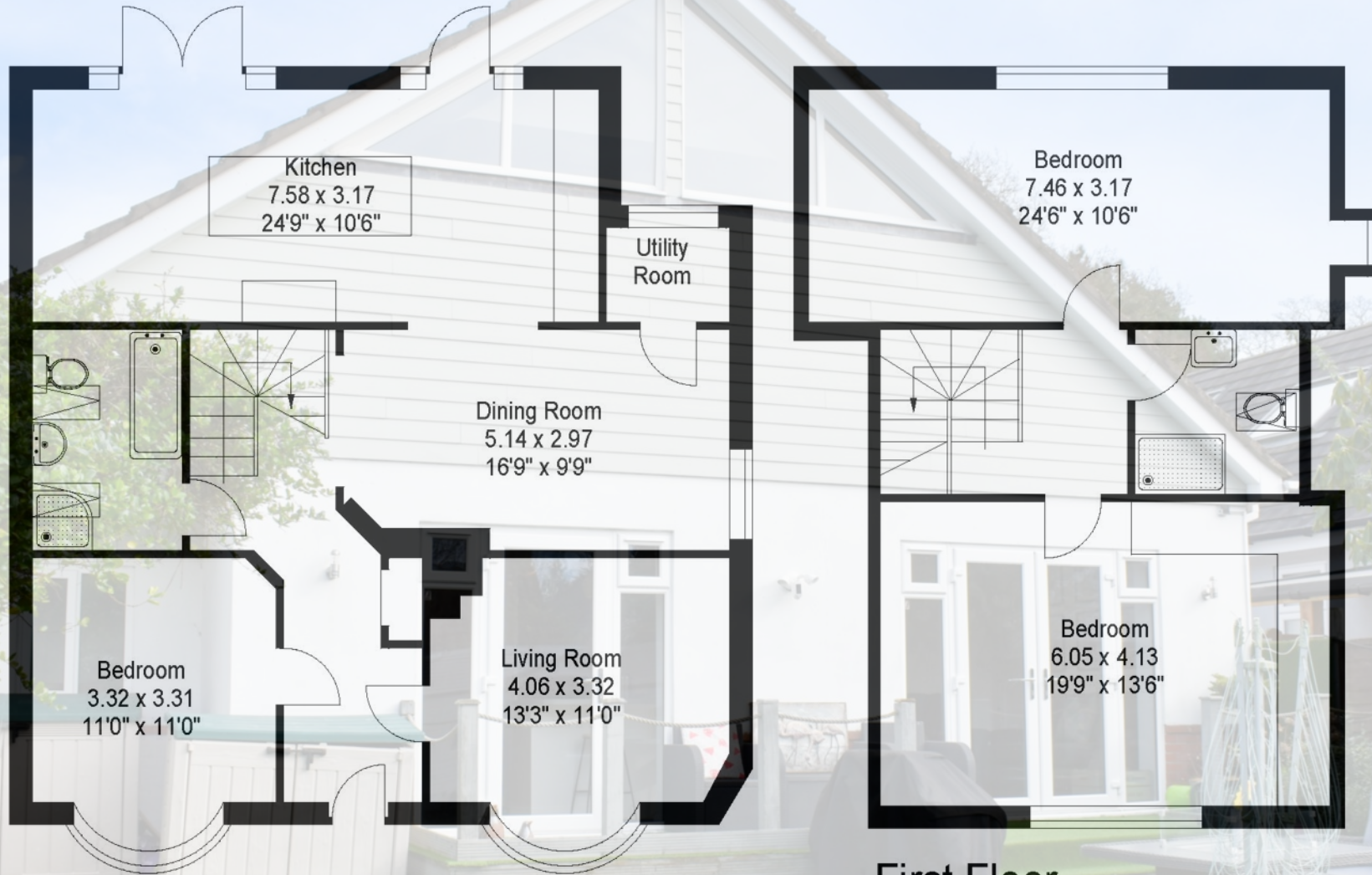
This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th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

FLOOR PLAN



Ground Floor

First Floor

Approximate
Gross Internal Floor Area
Total: 147sq.m. or 1582sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Services

Energy Performance Rating: C Current: 74 Potential: 85

Council Tax Band: D

All mains services connected

Points Of Interest

Christchurch Town Centre	2.0 Miles
St Catherines Hill	0.5 Miles
Christchurch Quay	2.1 Miles
Christchurch Train Station	1.9 Miles
Captains Club Hotel	2.7 Miles
Harbour Hotel & Spa	4.2 Miles
Southbourne Beach	3.7 Miles
Twynham Primary School	1.5 Miles
Twynham School	2.4 Miles
Bournemouth Airport	2.4 Miles
Bournemouth Centre	6.0 Miles
London 2 hours 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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