



49 Ladysmith Close

Christchurch, BH23 3DR

SPENCERS
COASTAL





A well-appointed four-bedroom house, modernised in recent years, set on a low-maintenance south-facing garden in a peaceful cul-de-sac

The Property

The front door opens into an entrance hall with access to the ground floor accommodation, including a cloakroom.

To the front aspect is a well-proportioned reception room, previously utilised as a double bedroom and office. Opposite lies a modern kitchen, fitted with white gloss floor, wall and drawer units, laminate work surfaces and stylish tiled splashbacks. Integrated appliances include a single oven and four-ring gas hob with extractor over, along with space for an American-style fridge/freezer.

At the rear of the property, a good-sized living room features a fireplace as an attractive focal point, with twin archways leading through to a generous sun room. French doors open directly onto the garden.

OIEO £350,000



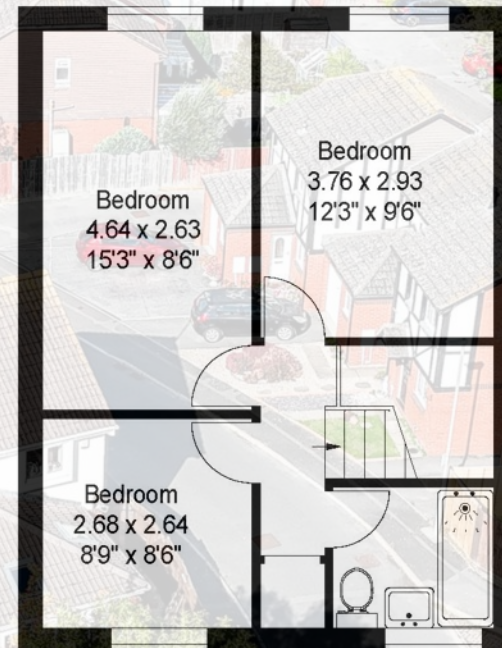
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Approximate
Gross Internal Floor Area
Total: 109sq.m. or 1173sq.ft.

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NOT TO SCALE

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 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.



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Ideally positioned within the popular Purewell Meadows development, the property is close to local amenities and within easy reach of Christchurch Town Centre. Further benefits include off-road parking for two vehicles

The Property Continued ...

Upstairs, there are three double bedrooms, each with ample space for storage and furniture, served by a contemporary family bathroom. The bathroom comprises an L-shaped bath with rainfall shower and screen, complemented by fully tiled walls.





Outside

Externally, the property is approached via a tarmac driveway providing parking for two vehicles. There is also an external tap positioned underneath the kitchen window.

The rear garden has been designed for ease of maintenance, enjoying a southerly aspect and laid with paving, a shingle area to the side, raised planters, a detached shed and a rear gate leading to a shared pathway.

Additional Information

Energy Performance Rating: C Current: 71 Potential: 83

Council Tax Band: D

Tenure: Freehold

All mains services are connected to the property

Broadband: FFTP - Fibre to the property directly

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



The Local Area

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.

Points Of Interest

Twynham School	1.3 Miles
Christchurch Town Centre	0.9 Miles
Christchurch Quay	1.4 Miles
Christchurch Train Station	1.5 Miles
Twynham Primary School	2.5 Miles
St Catherine's Hill	2.8 Miles
Bournemouth Airport	4.8 Miles
New Forest National Park	6.0 Miles
Bournemouth Centre	6.5 Miles



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

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