



3 The Retreat

*Purewell, Christchurch, BH23 1FE*

SPENCERS  
COASTAL





*A charming semi-detached bungalow perfectly positioned just a short stroll from the town centre and the picturesque Quay. This inviting home features two generously sized bedrooms and a spacious open-plan living area, designed for modern comfort*

## The Property

Stepping through the front door, you are welcomed into a bright and airy open-plan living, kitchen, and dining area. The kitchen is well-equipped with a built-in oven, five-ring gas hob, and an induction hood, alongside space and plumbing for a dishwasher or washing machine, plus plenty of additional storage. Two skylights flood the space with natural light, enhancing its warm and welcoming atmosphere.

The living area is generously proportioned, with large windows that invite in plenty of natural light. There is ample room to accommodate a dining table, making it a perfect space for both relaxation and entertaining.

Both bedrooms are well-sized, offering plenty of room for bedroom furniture and storage solutions.

The stylish three-piece bathroom features partial tiling and includes a bath with an overhead shower and a convenient glass screen, a WC, and a wash hand basin with a sleek back-lit mirror above. Two heated towel rails and a skylight complete the space.

**Agents Note:** The sellers would be willing to sell the property fully furnished.

**OIEO £300,000**



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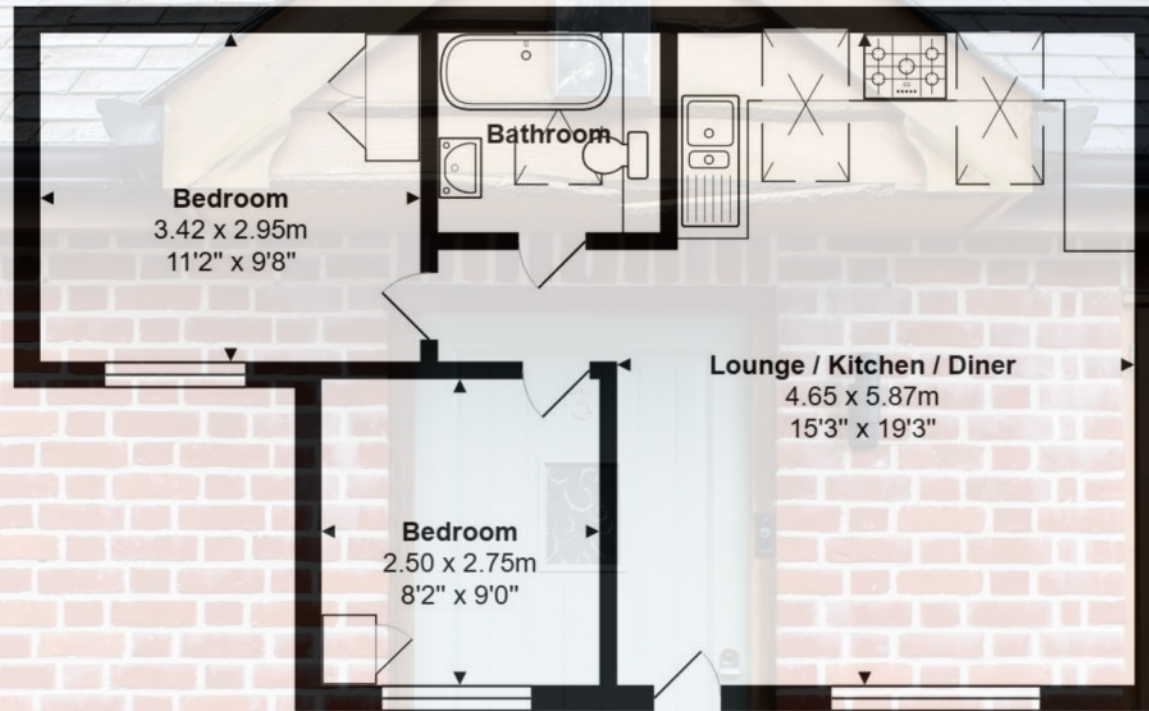
*A tranquil patio offers a delightful outdoor seating space, while an allocated parking space provides added convenience*

## Outside

Outside, the property benefits from an allocated parking space and a charming patio area, ideal for al fresco dining, with an adjacent lawn providing additional outdoor enjoyment.







Total Area: 50.4 m<sup>2</sup> ... 542 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## 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.





## Services

Energy Performance Rating: C Current: 71 Potential: 86

Tenure: Freehold

Services: All mains services connected

Broadband: Superfast broadband with speeds of 80 Mbps is available at the property

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.

## Points Of Interest

St Catherines Hill	2.8 Miles
Christchurch Town Centre	0.5 Miles
Christchurch Quay	0.9 Miles
Christchurch Train Station	1.5 Miles
Twynham Primary School	2.4 Miles
Twynham School	1.3 Miles
Bournemouth Airport	4.8 Miles
Bournemouth Centre	7.2 Miles
New Forest National Park	7.5 Miles





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

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