



12 Sycamore Close

Christchurch, BH23 2EL

SPENCERS
COASTAL



A completely renovated top floor, two-bedroom apartment, nestled in a serene cul-de-sac within the desirable West Christchurch area. This property features a garage, a beautifully designed kitchen, and a stylish bathroom.

The Property

This pristine apartment is located within a tranquil and meticulously kept building. It features a spacious entrance hall enhanced by two generously sized storage cupboards.

A luxurious bathroom is adorned with floor-to-ceiling tiles, showcasing an exquisite rainfall showerhead and an elegant marble vanity unit.

The main king-sized bedroom features fitted wardrobes and enjoys ample natural light. The second double room is versatile, making it an ideal space for use as a guest bedroom, nursery, or study.

Situated at the heart of the property, a generously sized, bright, and airy living/dining room provides ample space for furniture. This seamlessly leads into a well-appointed modern kitchen, equipped with a good range of wall, floor, and drawer units.

Grounds & Gardens

The residence provides a tranquil atmosphere, surrounded by spacious green lawns and tree-lined streets. Furthermore, it includes a single lock-up garage suitable for parking a car or storage, and there is guest parking available on a first-come, first-served basis.

£260,000



FLOOR PLAN



Living Room
5.56 x 3.67
18'3" x 12'0"

Kitchen
3.03 x 2.28
10'0" x 7'6"

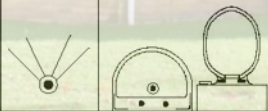
Bedroom 2
3.04 x 3.03
10'0" x 10'0"

Bedroom 1
5.25 x 3.66
17'3" x 12'0"

Approximate
Gross Internal Floor Area
Total: 69sq.m. or 743sq.ft.

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NOT TO SCALE





The property falls within the catchment area of Twynham School and is conveniently close to parks, shops, and the scenic River Stour.

Services

Energy Performance Rating: D Current: 68 Potential: 75

Council Tax Band: C

All mains services connected

The Situation

Christchurch is a 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.

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.

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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