



17 Purewell

Christchurch, BH23 1EH

SPENCERS
COASTAL





This charming three-bedroom detached home offers spacious accommodation as well as a superb south-facing rear garden

The Property

Upon arrival, you are welcomed by a wooden gate leading to the front garden path, which brings you to an impressive front door, centrally positioned in the front of the house.

As you enter, you are greeted by an inviting entrance hallway, providing access to the entire ground floor. The downstairs layout includes two reception rooms, a kitchen-dining room, and a staircase leading to the first-floor bedrooms and bathroom.

The living room is an impressive space, featuring a beautiful fireplace, high ceilings full of character, and a large bay window overlooking the front of the property.

Adjacent to the living room, on the opposite side of the entrance hallway, is the second reception room. This versatile room could serve as a dining room, additional living space, or even a downstairs bedroom. Like the living room, it also benefits from a bay window with views to the front and feature fireplace.

Moving through the entrance hall towards the rear of the property, you'll find the kitchen, which offers a good range of floor-standing and wall-mounted units, with wrap-around work surfaces. It includes an oven, electric hob with extractor above, space for a fridge-freezer, and an inset sink positioned under a window that provides a delightful southern aspect with views over the garden. The kitchen is spacious enough to accommodate a table and chairs, making it ideal for family meals.

£575,000

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It is ideally located within easy walking distance of Christchurch town centre, the Quay, and local shops

The Property Continued...

There's also a door leading to a practical utility area with space for a washing machine, there is additional fitted storage cupboards, along with access to the rear garden. A separate door from the utility room leads to a convenient downstairs WC with a wash hand basin.

From the entrance hallway the staircase leads to a spacious first-floor landing, from which access to all upstairs rooms is gained.

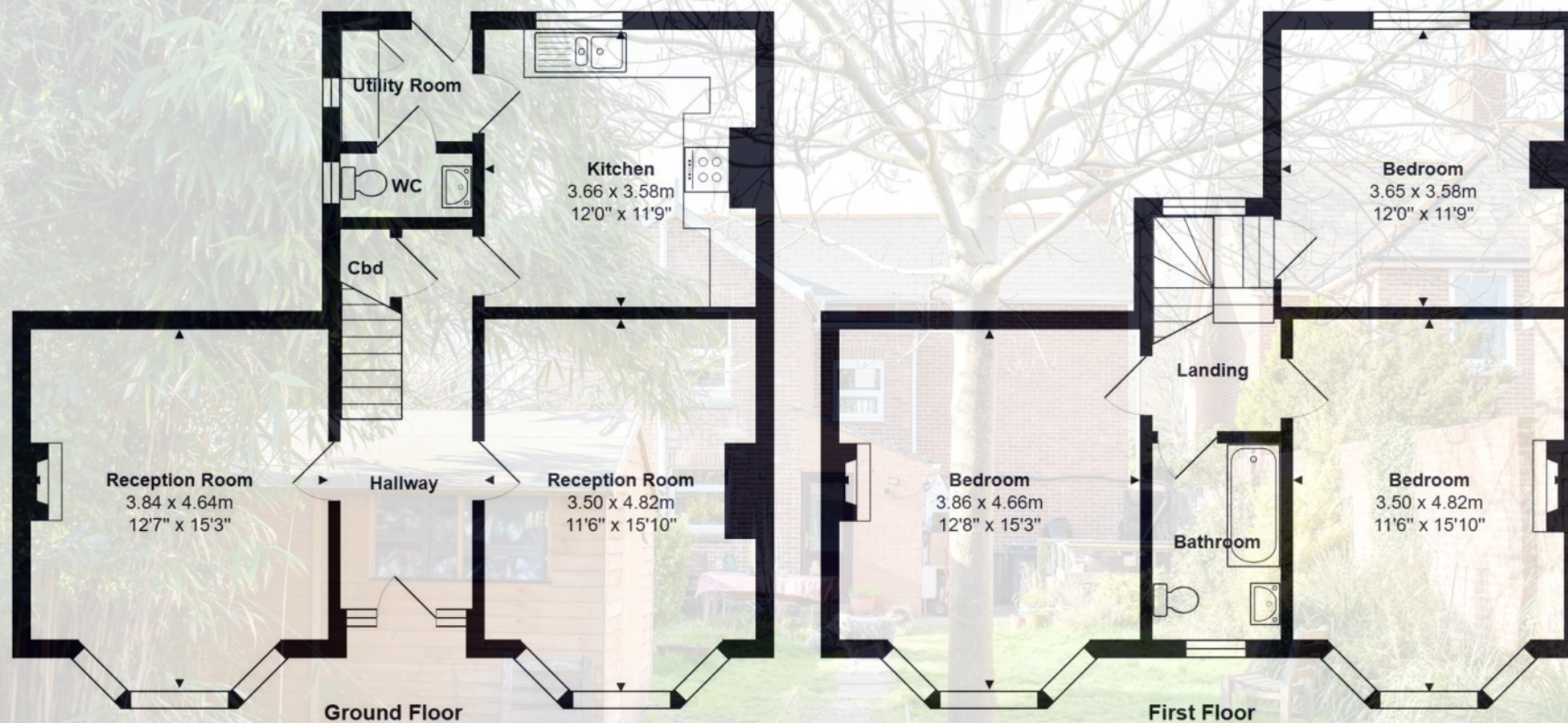
The principal bedroom is a generously sized room with a bay window that offers a beautiful view of the front, complemented by high ceilings and charming features.

Bedroom two, also located at the front of the property, is another well-sized double room, also benefiting from a bay window and characterful details. The third bedroom is a generous double located at the rear of the property, with a window offering a lovely view of the south-facing garden.

The family bathroom, located off the landing, comprises a WC, wash hand basin, and a shower over the bath. The bathroom also features a large, obscure-glazed window that allows plenty of natural light.



FLOOR PLAN



Total Area: 116.6 m² ... 1255 ft²

All measurements are approximate and for display purposes only



Outside

The front garden is small yet charming, with a single wooden gate set between two low-level red brick walls and hedges, offering privacy and a pleasant buffer from the road.

The rear garden is a true highlight of this property. A spacious, south-facing garden with a mix of lawn, trees, and shrubs, offering a peaceful retreat. Directly off the rear of the house is a hard-standing patio area, with a raised decking seating area just to one side. There is also an outdoor brick-built secure storage unit, just off the rear of the property, along with additional storage space along the side of the house.

At the far end of the garden, there is a superb garden studio, complete with power, making it perfect for use as a home office or additional storage space. The garden is fully enclosed, offering excellent privacy and security, with walls and fences marking the boundary.

Additional Information

Energy Performance Rating: E Current: 52 Potential: 74

Council Tax Band: D

Tenure: Freehold

Parking: On-street

All mains services connected

Broadband: FFTP - Fibre to the property directly

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

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 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.



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.

Points Of Interest

St Catherine's 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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