



44a Albion Road

Christchurch, BH23 2JH

SPENCERS
COASTAL





A contemporary four double bedroom detached residence which has been tastefully modernised in recent years complete with high quality fittings throughout. The property further benefits from an impressive open-plan kitchen/dining space, integral single garage and ample off-road parking.

The property

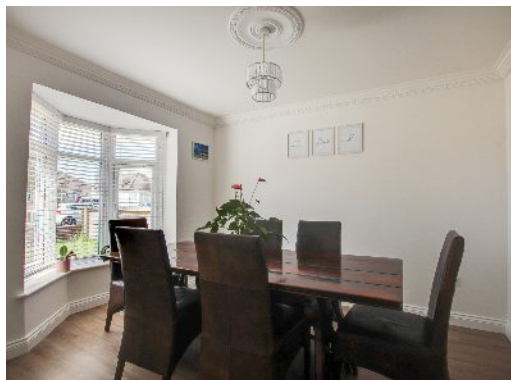
The entrance porch leads into a spacious entrance hall, featuring an understairs WC and access to the integral garage. The attractive engineered oak flooring seamlessly extends into the kitchen.



An exceptional open-plan kitchen features a variety of white gloss floor, wall, and drawer units, illuminated by under unit lighting. The high-quality quartz worksurface tops the area and shapes a peninsula unit, serving as a practical breakfast bar.

Integral appliances include Neff combination microwave, single oven, four ring halogen hob with matching extractor fan over and dishwasher.

A spacious living room with bi-folding doors that open onto the rear patio and gardens. An appealing multi-fuel wood burner stands as an attractive focal point.



An independent dining room graced by a feature bay window that overlooks the front aspect.

From the hallway, stairs ascend to the first-floor part galleried landing, connecting to all accommodations and offering access to the airing cupboard.

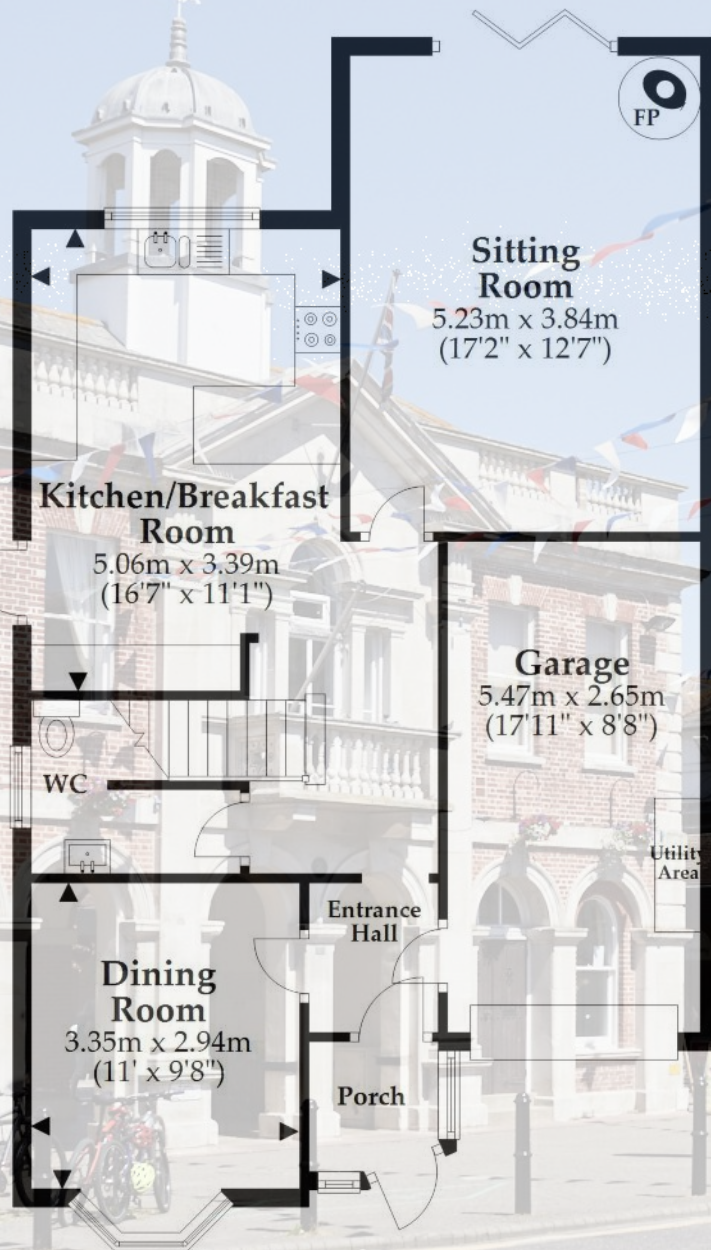
£675,000



FLOOR PLAN

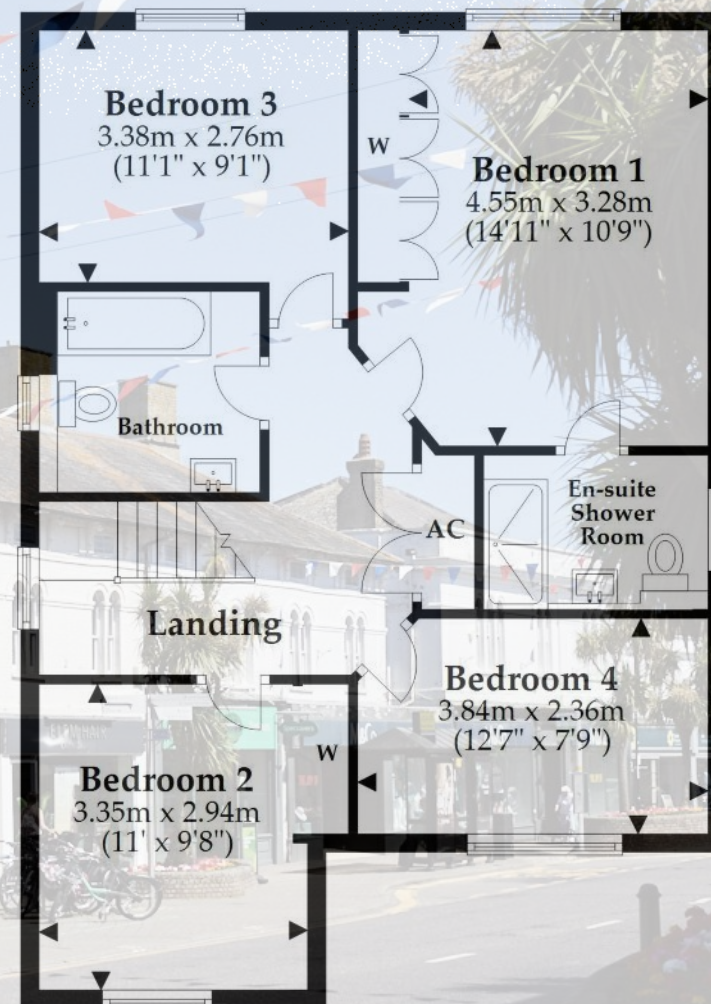
Ground Floor

Approx. 79.0 sq. metres (850.0 sq. feet)



First Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



Total area: approx. 148.7 sq. metres (1600.3 sq. feet)



The main bedroom benefits from fitted wardrobes and en suite with walk-in shower

The property

At the rear aspect, a spacious primary bedroom suite features wall-to-wall built-in wardrobes and a contemporary three-piece en-suite. This en-suite includes a sizable walk-in shower cubicle with a rainfall attachment above, complemented by a distinctive tiled wall.

Three additional double bedrooms are accommodated by an inviting family bathroom. This bathroom features a panelled bath with a shower attachment overhead and a glass partition screen, along with a WC, handwash basin, and an LED heated mirror. The design is elegantly completed with stylish fully tiled walls



Property Video

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





A fantastic family home within Twynham school catchment and close proximity to local amenities

Outside

Access to the property is through a block paved driveway, offering ample parking and leading to the single garage. A side gate opens to the low-maintenance rear gardens, primarily featuring a lawn and enclosed by closed-board fencing. Adjacent to the rear of the property, there is a spacious patio area

Services

Energy Efficiency Rating: C Current 71 Potential 82

All mains services are connected to the property.

Council Tax: Band F





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.

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.

Points Of Interest

St Catherines Hill	0.9 mile
Christchurch Town Centre	1.2 miles
New Forest National Park	6.0 miles
Christchurch Quay	1.9 miles
Christchurch Train Station	1.0 miles
Twynham Primary School	0.5 mile
Twynham School	1.5 miles
Bournemouth Airport	2.8 miles
Bournemouth Centre	7.5 miles

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 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.



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

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