



63 Jumpers Avenue

Christchurch, BH23 2ER

SPENCERS
COASTAL





This property has undergone a meticulous and sympathetic renovation and extension in recent years, showcasing high-quality fixtures, fittings, and charming period features throughout. It has emerged as one of the distinguished properties within the area.

The Property

The entrance hallway welcomes you with solid oak herringbone flooring, extending seamlessly throughout and providing access to the ground floor, including a convenient cloak cupboard.

To the right of the entrance hallway, a charming dining room awaits, adorned with a feature fireplace, retrofitted with a wood surround on a slate hearth, forming an attractive focal point. The bay window adds to the appeal, overlooking the front aspect.

Opposite, doors open to unveil a spacious triple-aspect sitting room featuring two fireplaces and custom-built cupboards. This room presents the potential to be divided, allowing for versatile use as two separate reception areas, as both sections have access to the hallway.

Continuing towards the rear of the property is a breathtaking kitchen family room that has been expanded in recent years. This inviting space showcases a distinctive exposed brick wall, three skylights, and bi-folding doors with integrated blinds, seamlessly opening onto the rear decking and gardens.

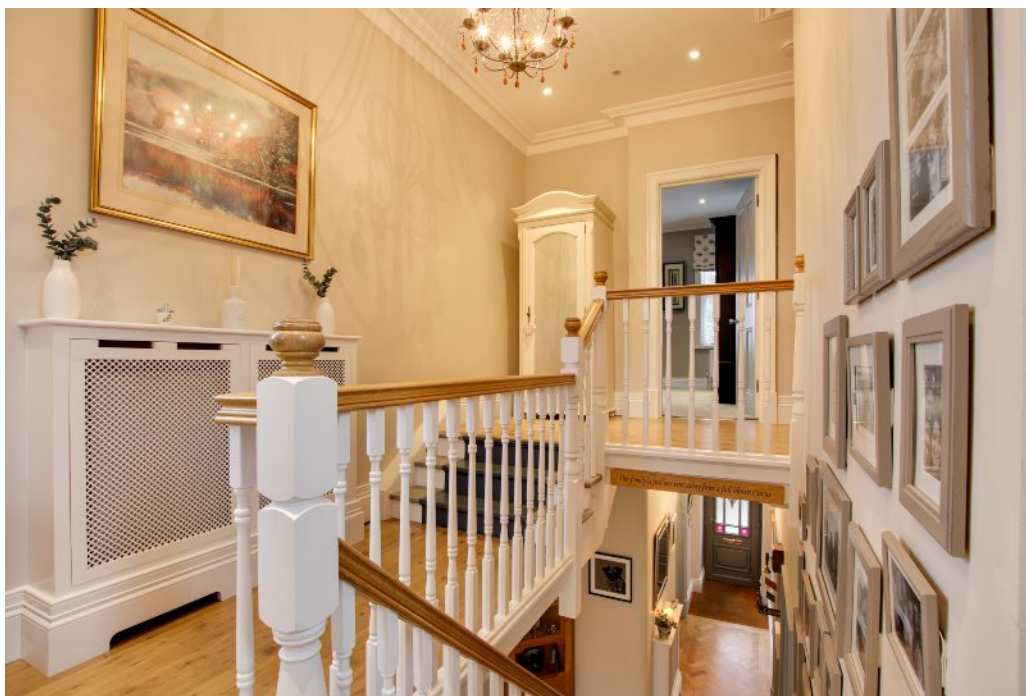
The bespoke kitchen is equipped with an extensive array of hand-painted wall, floor, and drawer units featuring integrated LED lighting. A practical pantry cupboard adds both convenience and character, while the kitchen is finished with quality polished granite work surfaces. Additionally, a separate island unit not only provides extra storage but also serves as a useful breakfast bar.

The kitchen is fitted with integral Neff appliances, featuring an induction hob with a built-in downdraft extractor, two ovens with slide & hide doors, microwave, warming drawer, a larder fridge and larder freezer.









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This captivating three-bedroom character residence, originally dating back to 1886, stands conveniently within walking distance of local amenities and close proximity to the Coast, nature reserves, and a mainline train station.

The Property Continued

Additional ground floor spaces include a sizable utility room offering extra work surfaces and storage, along with ample space and plumbing for white goods. A sliding door provides access to the ground floor WC.

Leading from the hallway, a period, cut and open-string staircase with a solid oak volute handrail ascends to the first-floor part-galleried landing.

The principle bedroom suite stands out as a notable feature of the property and provides ample space for bedroom furniture. It showcases a premium four-piece ensuite with traditional Imperial fittings, featuring a spacious shower cubicle with a large overhead fitting, a distinctive tiled wall, and a luxurious roll-top bath equipped with mixer telephone taps, a hand shower and two heated towel rails. The ensuite also includes a WC and a bespoke vanity unit with double inset basins and granite top.

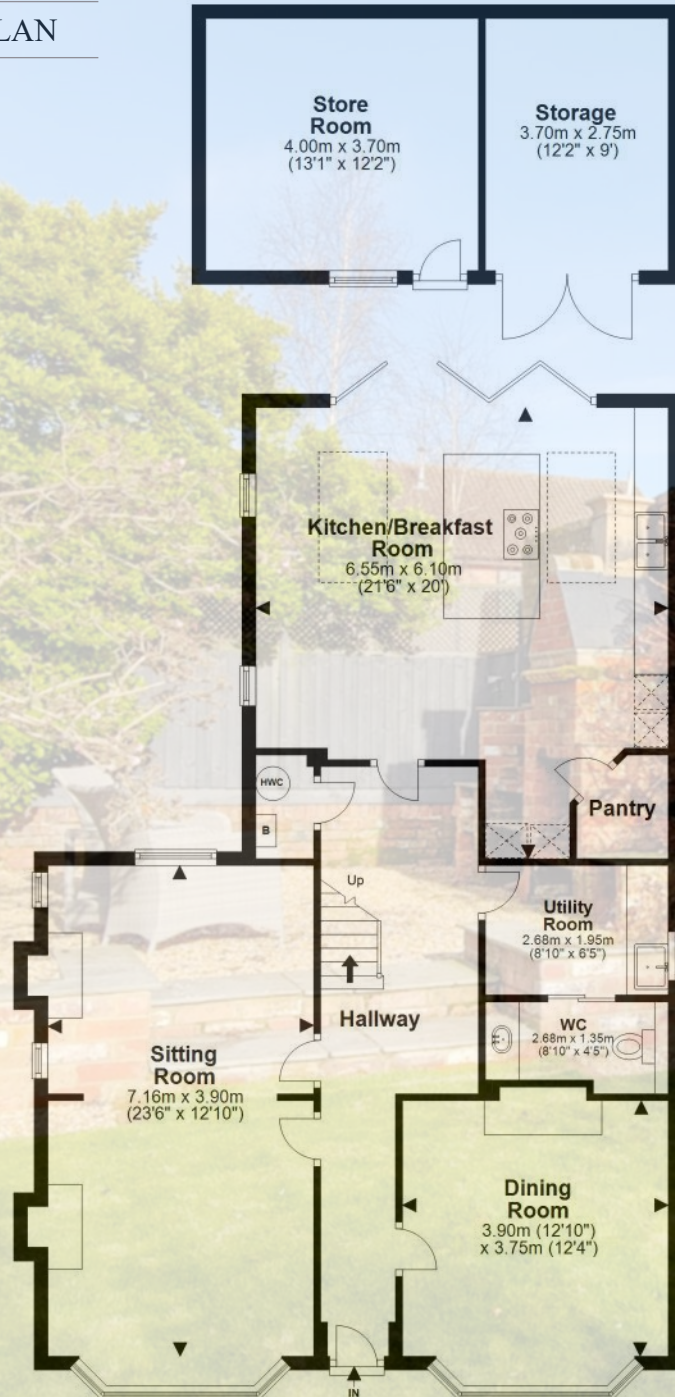
Two more spacious double bedrooms, both equipped with a good range of storage furniture, are serviced by a four-piece family bathroom suite. The suite features a corner shower cubicle, a white panelled bath, double handwash basin with fitted storage underneath, and two heated towel rails. The bathroom is elegantly finished with partly tiled walls.

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FLOOR PLAN

Ground Floor

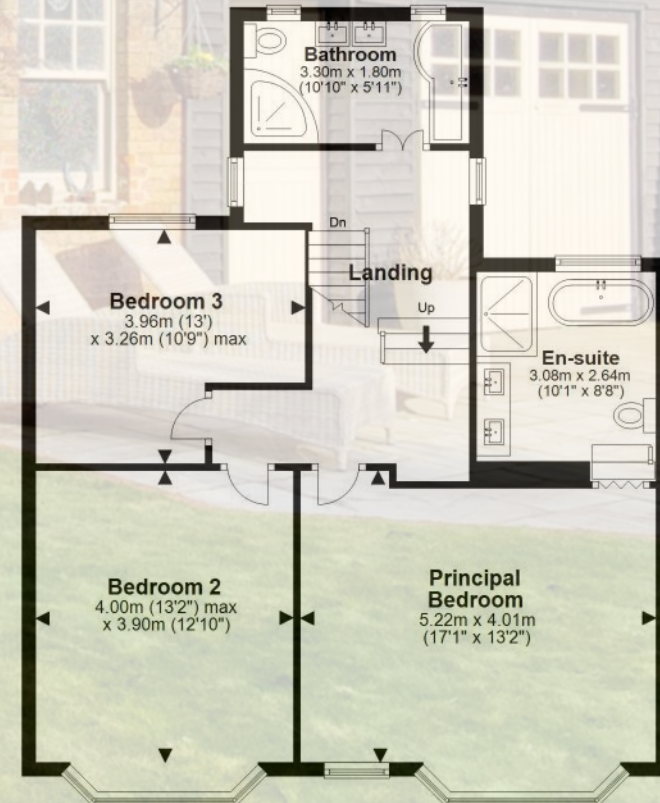


Approx Gross Internal Areas

House: 187.6 sqm / 2019.3 sqft
Outbuilding (not necessarily in correct position/orientation):
25.4 sqm / 273.4 sqft

Total Approx Gross Area: 213.0 sqm / 2297.7 sqft

First Floor





Nestled within expansive and private gardens, the residence features additional outbuildings and a sweeping driveway that offers ample off-road parking.

Outside

The charming gardens can be accessed through a gravel driveway, leading via large double gates to a spacious parking area that generously accommodates off-road parking. This parking area is thoughtfully separated from the gardens by mature shrubbery.

The gardens are primarily laid to lawn, bordered by closed board fencing and a distinctive brick wall, ensuring a private and tranquil atmosphere. A significant feature is the expansive decking area adjacent to the kitchen, complete with a power supply, providing a practical and enjoyable outdoor space.

A sunny patio welcomes you to the rear of the gardens which leads to a secluded gravelled area with a brick-built barbeque and fireplace. Additionally, there are two secure outbuildings offering power and lighting.

The Situation

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 Quay and 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.





Services

Energy Performance Rating: C Current: 71 Potential: 79

Council Tax Band: E

All mains services connected

Updated central heating (independently controlled upstairs / downstairs) and hot water system

Fully rewired

Points Of Interest

Christchurch Town Centre	1.4 Miles
St Catherines Hill	1.1 Miles
Christchurch Quay	2.1 Miles
Christchurch Train Station	1.3 Miles
Captains Club Hotel	1.8 Miles
Harbour Hotel & Spa	3.4 Miles
Southbourne Beach	2.8 Miles
Twynham Primary School	1.3 Miles
Twynham School	1.6 Miles
Bournemouth Airport	3.0 Miles
Bournemouth Centre	4.4 Miles
London 2 hours by train	

Important Notice

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:

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: christchurchbay@spencerscoastal.com

www.spencerscoastal.com