



20 Princess Avenue

Christchurch, BH23 1DB

SPENCERS
COASTAL





*GUIDE PRICE £600,000 - £625,000
GREAT OPPORTUNITY TO DEVELOP
FURTHER (STTP). A well-appointed end-
terrace cottage situated in the heart of
Christchurch, located within close proximity
to Christchurch Quay.*

The Property

Spacious entrance hallway leading to all ground floor accommodation, providing access to useful utility room, WC and understairs cupboards

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Bright and airy double aspect Kitchen/breakfast room, with French doors opening onto front courtyard and rear lean-to

Large range of fitted units with wooden worksurfaces over, providing ample space for a range style oven and white goods

Adjacent, opening into the living room with a bay window enjoying pleasant aspect over the front garden, feature fire place with attractive mosaic tiled plinth

From the entrance hall, stairs rise to first floor landing enjoying glimpses across to Christchurch priory

Two generous double bedrooms with exposed floorboarding throughout with a pleasant aspect to the front, ample space for storage cupboards

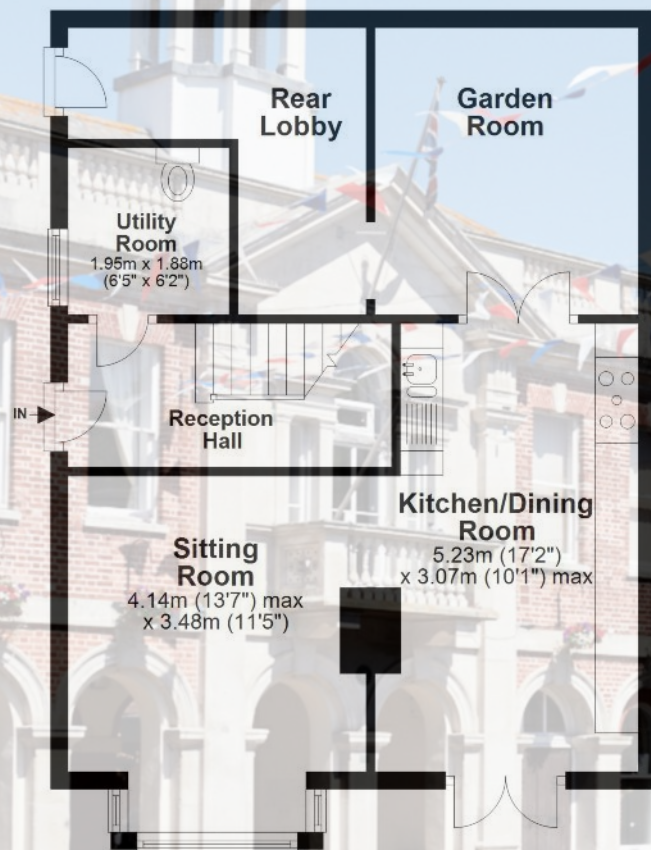
Serviced by a three-piece family shower room, finished with partly tiled walls

Stairs rising to second floor leading to bedroom three, with vaulted ceilings and delightful triple aspect, access to eaves storage

FLOOR PLAN

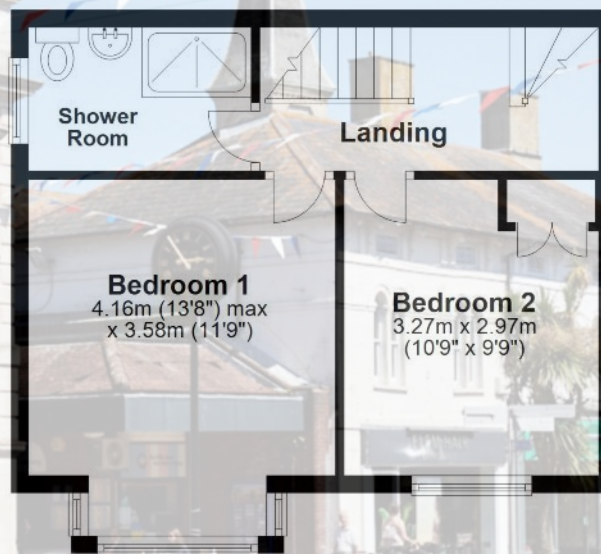
Ground Floor

Approx. 59.2 sq. metres (636.9 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Second Floor

Approx. 13.0 sq. metres (140.3 sq. feet)



Total area: approx. 108.4 sq. metres (1167.3 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest
Plan produced using PlanUp.



The property benefits from three double bedrooms, open plan kitchen/breakfast room, courtyard garden and driveway providing ample parking.

Grounds and Gardens

The property is approached via a tarmac driveway providing ample parking for several vehicles.

Enclosed, low maintenance front gardens with French doors providing access to adjacent kitchen/breakfast room

To the rear, large lean-to area which offers an extensive range of storage and the potential to open the area into a rear courtyard or scope for an extension (subject to necessary planning permissions)



£600,000  1  3  1



The Situation

Princess Avenue is situated in the heart of the picturesque and historic town of Christchurch, only a stones-throw from the Quay with the nearby railway station and an excellent selection of shops, restaurants, cafes and pubs as well as a lively events calendar including regular markets and festivals. The property is also well positioned between the New Forest National Park with its vast expanses of heathland and woodland, and Bournemouth with miles of sandy beaches, thriving shopping centre and popular grammar schools.

Services

Energy Efficiency Rating: E Current 52 Potential 79

All mains services are connected to the property.

Council Tax: Band C



Property Video

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





Points Of Interest

The Boat House	0.1 miles
Captains Club Hotel & Spa	0.3 miles
Christchurch Town Quay	0.1 miles
Avon Beach	2.3 miles
The Noisy Lobster	2.3 miles
Mudford Quay	1.9 miles
Christchurch Medical Centre	1.0 miles
Christchurch Railway Station	0.7 Miles
Christchurch Hospital	1.2 Miles



Viewing

By prior appointment only with the vendors agents Spencers of the New Forest

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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