



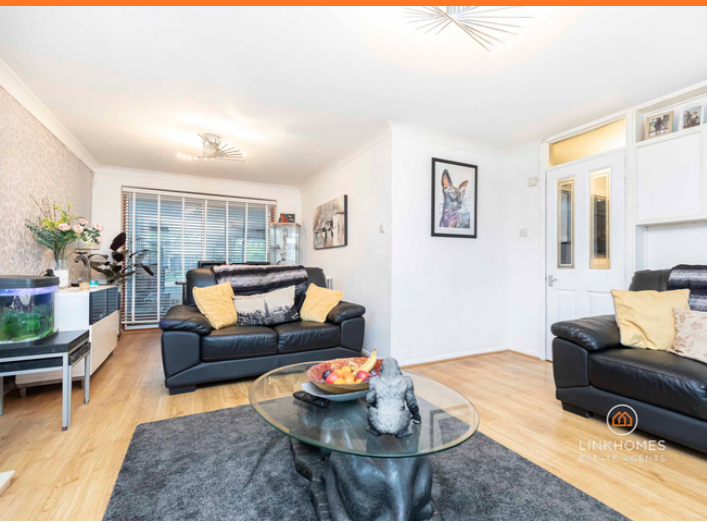
**72 Hillside Drive, Christchurch, Dorset, BH23 2TA**  
**Guide Price £525,000**

**\*\* ST CATHERINE'S HILL LOCATION \*\*** Link Homes Estate Agents are pleased to present for sale this bright and spacious three bedroom detached bungalow located in the quiet and residential area of St Catherine's Hill in West Christchurch. This property offers an array of fine features including three bedrooms with bedroom one offering a modern three piece en-suite, a homely reception room, a separate kitchen with direct access onto the conservatory, a Southerly-facing mature rear garden with an outbuilding and a tarmacked driveway for multiple vehicles. if you are a keen dog walker, locations don't get much better!

'Hillside Drive' is situated in the much-desired location of West Christchurch, just moments away from St Catherine's Hill Trail and it's surrounding nature walks. Close by, you will find an array of local amenities including Christchurch Hospital, The Co-Op, Fairmile Post Office, The Grove Pharmacy, Waitrose, Christchurch Quay and various local restaurants along Christchurch High Street. Schools nearby include, Twynham Secondary, The Grange School and Christchurch Infants School. Local transport includes the 24 bus which stops on Hillside Drive to Castlepoint stopping via Bournemouth Hospital and Fairmile. The Wessex Way is located just 0.8 miles away with links to both the M27 and Bournemouth Town Centre. This property is a must view to appreciate the accommodation on offer.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. 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 pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hallway

Smooth set ceiling, ceiling light, downlights, smoke alarm, loft access, frosted glass composite door to the front aspect, storage cupboard housing the consumer unit, power points, airing cupboard housing the boiler and immersion cylinder and laminate flooring.

### Living Room

Coved and smooth set ceiling, ceiling lights, wall lights, double-glazed UPVC window to the front aspect, double-glazed UPVC sliding doors onto the conservatory, radiators, thermostat, television point, electric feature fireplace, power points and laminate flooring.

### Kitchen

Smooth set ceiling, ceiling light, double-glazed UPVC window and door to the rear aspect leading onto the conservatory, fully tiled, wall and base mounted units, BEKO built-in oven and grill, four-point gas hob, stainless steel extractor fan, one and half composite sink and drainer, space for a longline fridge/freezer, space for a washing machine, space for a dishwasher, radiator, power points, tiled flooring.

### Conservatory

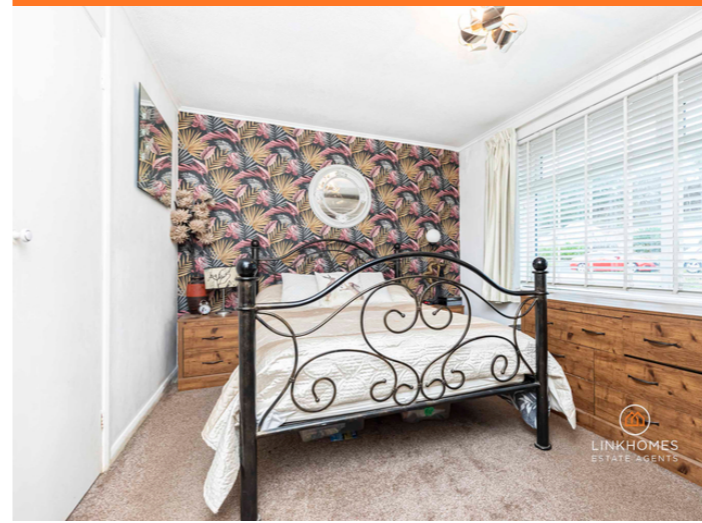
Smooth set ceiling, wall-mounted lights, surrounding double-glazed UPVC windows to the side and rear aspect, double-glazed UPVC sliding door onto the garden, mesh blinds on all windows and doors, radiator, power points and tiled flooring.

### Bedroom One

Ceiling light, double-glazed UPVC window to the rear aspect, power points, radiator, built-in wardrobes and carpeted flooring.

### En-Suite

Ceiling light, double-glazed UPVC stained glass to the rear aspect, fully-tiled, enclosed shower with glass doors and overhead shower, toilet, wall-mounted sink with storage, wall-mounted mirror and tiled flooring.



### Bedroom Two

Ceiling light, double-glazed UPVC window to the front aspect, radiator, built-in wardrobes, power points and carpeted flooring.

### Bedroom Three

Ceiling light, double-glazed UPVC window to the front aspect, power points, small wardrobe, radiator and tiled flooring.

### Bathroom

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the rear aspect, fully tiled, enclosed shower with glass doors and overhead shower, toilet, stainless steel heated towel rail, wall-mounted sink with under-storage, wall-mounted mirror with storage and tiled flooring.

## Outside

### Garden

Southerly-facing mature garden, patio area, laid to lawn, surrounding fences, outbuilding with power and lighting, shrubbery and bushes, pond, gated side access to both sides, outside tap.

### Driveway

Shingled area with shrubbery, palm tree, outside light in the porch, wooden side gate access and tarmacked driveway for multiple vehicles.

## Useful Information

### Agent's Notes

Tenure: Freehold

EPC: D

Council Tax Band: E - Approximately £2,625.02 per annum

This property benefits from solar panels generating hot water to the property.

### Stamp Duty

First Time Buyer: £5,000

Moving Home: £13,750

Additional Property: £29,500