



**2 Gleadowe Avenue**

*Christchurch, BH23 1LR*

**SPENCERS**  
COASTAL



KENWOOD

88

Water Dispenser

WASHLET





*A unique character chalet on a low-maintenance corner plot, thoughtfully modernised by the current owners, offering extensive and versatile accommodation.*

### The Property

The property is accessed via an attractive storm porch leading to a welcoming entrance hallway with built-in storage. Casement doors with stained-glass windows provide access to the ground floor accommodation.

The well-proportioned living room, overlooking the front aspect, features a large bay window and a log burner with a stone surround, creating an inviting focal point.

To the rear, a spacious double-aspect kitchen/breakfast room, extended by the current owners, features French doors opening onto the rear patio and a built-in bench seating area. The kitchen includes a good range of glossy wall, floor, and drawer units with wooden worktops and a variety of integrated appliances such as a halogen hob with an extractor fan, a double oven, a dishwasher, and a washing machine

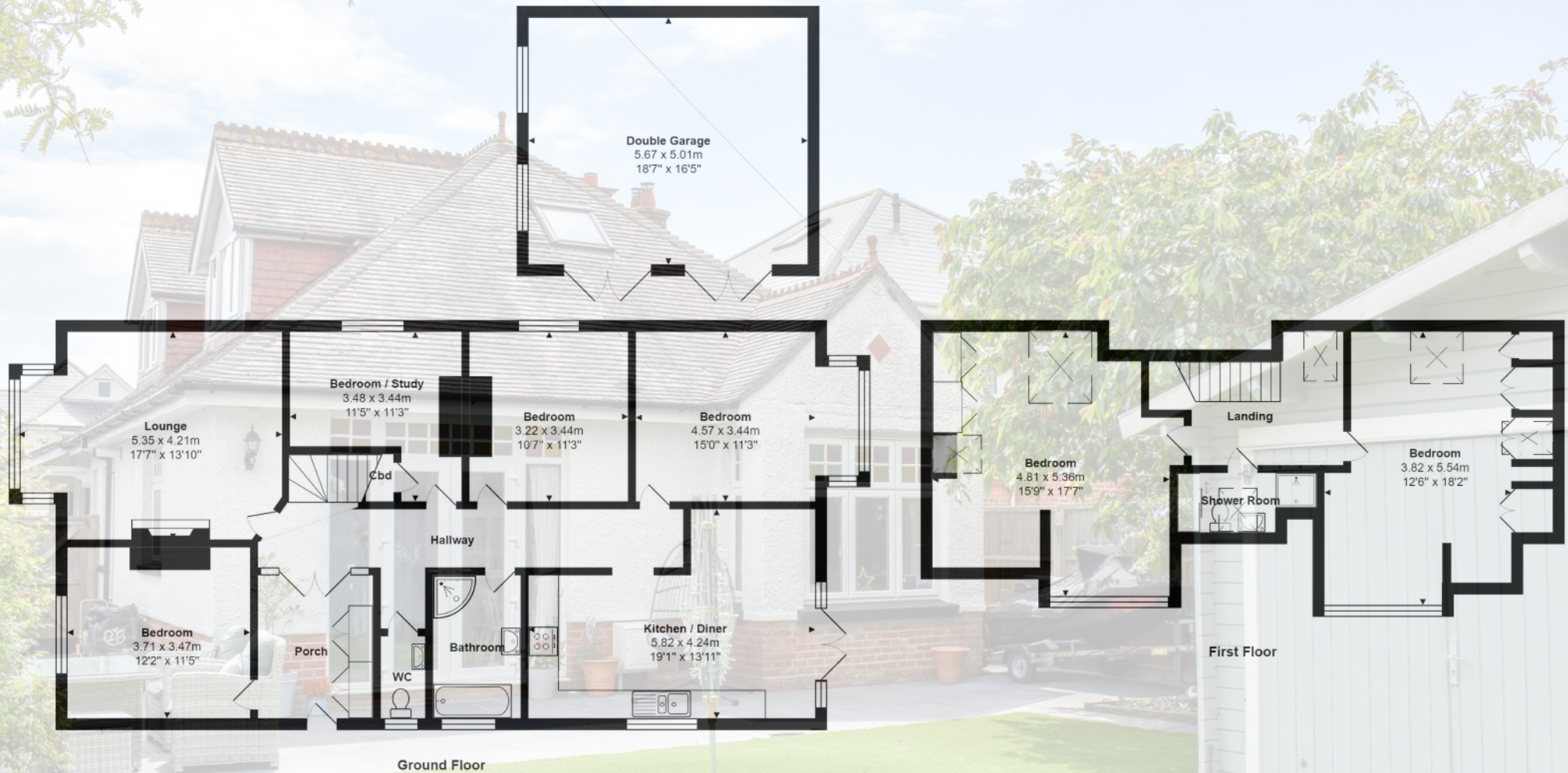
The ground floor also includes a separate reception room currently used as an office and three spacious double bedrooms, providing ample space for furniture and storage. These rooms are serviced by a contemporary four-piece family bathroom, featuring a corner shower cubicle, a bath with mixer taps, a WC, and a handwash basin, all complemented by modern floor and wall tiles.



**£849,950**



# FLOOR PLAN



Total Area: 209.8 m<sup>2</sup> ... 2259 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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*Ideally located within a short walk of Christchurch town centre, quay the mainline railway station, and within Tywnham catchment, the property also includes off-road parking and a detached double garage.*

### The Property Continued

From the inner hallway, stairs ascend to the first-floor landing, granting access to two double bedrooms and an eaves storage cupboard.

Both bedrooms feature excellent proportions and offer a delightful bright and airy triple aspect, with fitted cupboards throughout. The primary bedroom includes a dressing area with ample space for wardrobes and furniture.

The bedrooms are serviced by a three-piece shower room, which includes a walk-in shower cubicle with fully tiled walls



### Property Video

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





## Outside

The property is positioned on a generous corner plot, providing ample off-road parking accessible via Manor Road. A side access leads to the front door and gardens. Additionally, from Gleadowe Avenue, double gates lead to the gardens, offering access to a timber double garage with two sets of doors, equipped with electric power.

The gardens have been thoughtfully landscaped for easy maintenance, featuring an expanse of artificial lawn bordered by closed board fencing and trees, ensuring a high degree of privacy. A large patio area adjacent to the rear of the property enjoys the delightful south-westerly aspect.

## The Situation

Christchurch has 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: D Current: 65 Potential: 76

Council Tax Band: E

All mains services connected

## Points of Interest

Christchurch Town Centre	0.4 Miles
St Catherines Hill	1.3 Miles
Christchurch Quay	1.1 Miles
Christchurch Train Station	0.3 Miles
Captains Club Hotel	0.8 Miles
Harbour Hotel & Spa	2.4 Miles
Southbourne Beach	1.8 Miles
Twynham Primary School	0.6 Miles
Twynham School	1.5 Miles
Bournemouth Airport	4.0 Miles
Bournemouth Centre	5.4 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:

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