



Connells

Hurn Road  
Christchurch



## Property Description

Connells Southbourne are pleased to present this detached chalet bungalow, which offers, four bedrooms, two reception rooms, a generously sized kitchen/breakfast room, a main bathroom and an en-suite to one of the bedrooms. The true highlight is undoubtedly the rear garden, featuring a refreshing swimming pool, which will be your private oasis for relaxation and entertaining. This property presents an exciting opportunity for modernisation, allowing you to infuse your personal style. Further benefits include off road parking and a garage, with the added advantage of no forward chain, ensuring a smoother transaction.

Perfectly located close to the centre of Christchurch, this family home is within close proximity of all amenities and is ideally situated for the Twynham catchment and the town's other sought-after schools. The historic 11th century Priory Church and Castle ruins help give an old world charm to the attractive, bustling town centre with its range of independent shops, high street stores and regular markets. The main line railway station can be reached within 1.3 miles and Christchurch High Street within 1.5 miles.

St Catherine's Hill is a 35 hectare area of heathland and coniferous forest and with this property being so close, means you can enjoy tranquil countryside walks.

## Approach

An area of hardstanding to the front provides off road parking for multiple vehicles. Steps leads to the front entrance door, which opens into the;

## Entrance Hall

Storage cupboard. Radiator. Doors to all rooms.

## Sitting Room

15' x 10' 4" ( 4.57m x 3.15m )

Double glazed bay window to the front aspect. Radiator. TV Point.

## Dining Area

16' 4" MAX x 9' 6" ( 4.98m MAX x 2.90m )

Measurements plus door recess.

Double glazed window to the side aspect. Telephone point. Access to loft hatch.

## Kitchen / Breakfast Room

13' 9" x 10' 7" ( 4.19m x 3.23m )

Double glazed window to the front and side aspect. Kitchen fitted with a range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer with tiled splashbacks. Space for washing machine and dishwasher. Space for freestanding fridge/freezer. Door to rear garden.

## Bedroom One

10' 5" x 10' 4" ( 3.17m x 3.15m )

Double glazed window to the front aspect. Radiator. Door to the;

## En-Suite

Roof window. Corner bath with shower over. Tiled walls. Wash hand basin with vanity unit. Low level WC.

## Bedroom Two

13' 2" x 10' 4" ( 4.01m x 3.15m )

Ground floor bedroom.

Double glazed door to the rear garden. Radiator.

## Bedroom Three

11' 7" MAX INTO BAY x 11' 5" MAX ( 3.53m MAX INTO BAY x 3.48m MAX )

Double glazed window to the front aspect. Radiator.

## Bedroom Four

Double glazed window to the rear.

## Outbuilding

21' 9" x 10' 9" ( 6.63m x 3.28m )

Power and light. Pool pump.

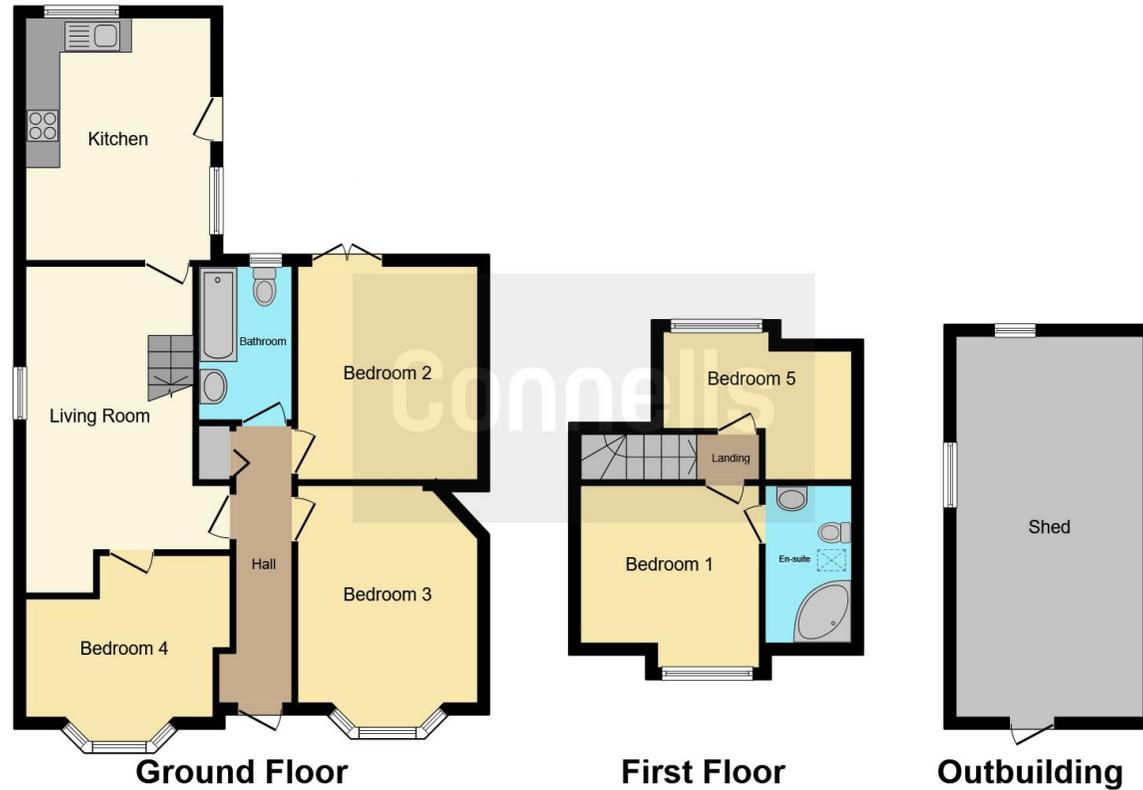
## Rear Garden

The garden spans across two distinct levels where a paved terrace provides a sun drenched spot, perfect for al fresco dining. It also features a refreshing swimming pool, which will be your private oasis for relaxation and entertaining.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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