

46 Portfield Road, Christchurch, Dorset,
BH23 2AG

Asking Price **£285,000**



Bedrooms



Living



Bathroom



EST
1992

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THREE BEDROOMS...SEMI DETACHED...VENDOR SUITED

THIS THREE BEDROOM SEMI DETACHED HOUSE FEATURES A CONSERVATORY, SUN ROOM AND A GENEROUS REAR GARDEN AS WELL AS FALLING WITHIN THE TWYNHAM CATCHMENT AREA.

46 Portfield Road is an opportunity to purchase a three bedroom property on a popular side road in the Twynham School Catchment Area. The property is situated approx half a mile from Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is also close at hand as well as regular bus services connecting the surrounding area.

The property is approached via an enclosed porch, providing an ideal space for coats and shoes, before leading through into the main entrance hallway. From here, stairs rise to the first floor and doors lead to the principal ground floor rooms.

The living accommodation is arranged as a generous, open-flow living and dining area, offering clearly defined yet connected spaces. The living area provides a comfortable setting for relaxation, while the dining area sits centrally, making it ideal for everyday family life or entertaining. This versatile layout allows light to travel through the space and offers excellent scope for re-configuration or modernisation.

To the rear of the property, the conservatory provides an additional reception space overlooking the garden, enjoying plenty of natural light.

The kitchen is positioned towards the rear and offers good proportions, with direct access to the garden. The room is ready for updating and presents strong potential to create a modern kitchen space tailored to individual tastes.

On the first floor, the property offers three bedrooms, all served by a family bathroom. The bedrooms provide flexibility for a range of needs, including family living, guest accommodation or home working.

Outside, the rear garden further benefits from a detached sunroom, offering an excellent additional space for hobbies or entertaining.

TENURE: FREEHOLD
COUNCIL TAX: C



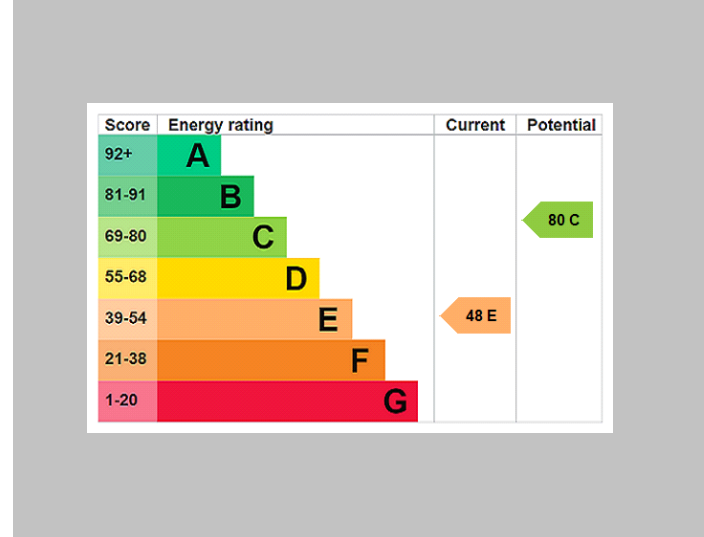
KEY POINTS

- THREE BEDROOMS
- SEMI DETACHED
- CONSERVATORY
- TWYNHAM CATCHMENT
- GENEROUS GARDEN
- GREAT POTENTIAL



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