

8 St. Margarets Avenue, Christchurch, Dorset, BH23 1JD

Asking Price **£855,000**



Bedrooms



Living



Bathroom/Ensuite



Parking & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A beautiful FOUR BEDROOM DETACHED CHALET in the heart of

A BEAUTIFUL FOUR BEDROOM DETACHED CHALET IN THE HEART OF CHRISTCHURCH TOWN CENTRE. STUNNING OPEN PLAN KITCHEN/LIVING ROOM/DINING AREA, INTEGRAL GARAGEN AND SOUTHERLY FACING GARDEN.

Situated on St Margarets Avenue, just a short walk to Christchurch High Street, the 11th Century Priory and a good variety of shops, bars and restaurants. Christchurch rowing and sailing clubs are close by, along with the Quomps, hosting multiple summer events for all the family to enjoy. Christchurch railway station provides a mainline commute to London and Bournemouth Airport is approximately six miles distant. Twynham school is situated just moments away.

Entry via front door into hallway, Laid with solid oak flooring throughout, Provides access to ground floor accommodation. To the front are two well-proportioned bedrooms, both with fitted wardrobes and one with an ensuite WC. Second on the left down the hall is the family bathroom, with bath, WC, wash hand basin and walk-in shower.

To the rear is a stunning, bright kitchen/living/dining area. The kitchen features plenty of eye and base level units, with worktop over and a range of integral appliances. The living area boast a beautiful feature fireplace and opens into the dual-aspect sun room to the rear. Flooded with natural light, with a glazed lantern,

this is a beautiful space to enjoy the Southerly aspect garden.

A utility room, with fitted storage and space for additional white goods, and integral garage with electric roller door, complete the ground floor accommodation.

Upstairs there are two well-proportioned bedrooms, both with built-in and under eaves storage. The master features a walk-in wardrobe and beautifully appointed ensuite bathroom.

Externally to the front is an 'in and out' drive, with space for plenty of vehicles with the addition of a generous garage with electric door.

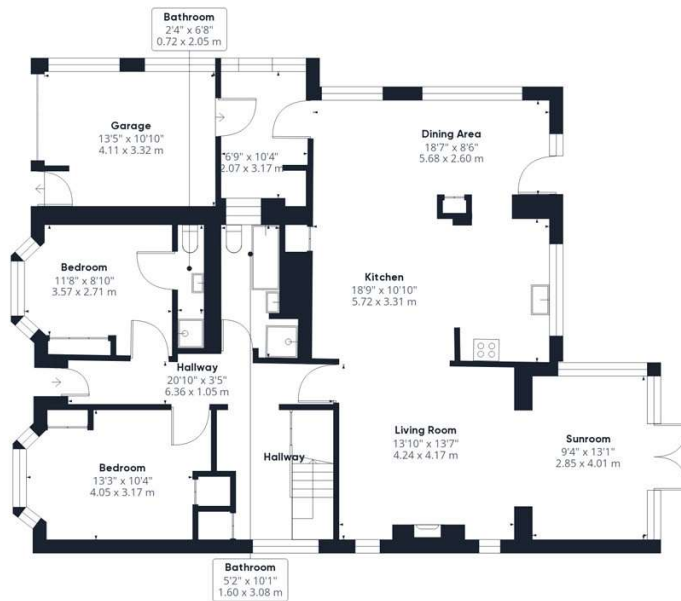
The rear Southerly-facing garden is mainly laid to patio with areas of flower beds, mature shrubs and hedgerow. There a large workshop and storage she as well as a central greenhouse. On the left is a raised area of decking, with pergola over, perfect for alfresco dining.

Tenure: Freehold  
Council Tax Band: E

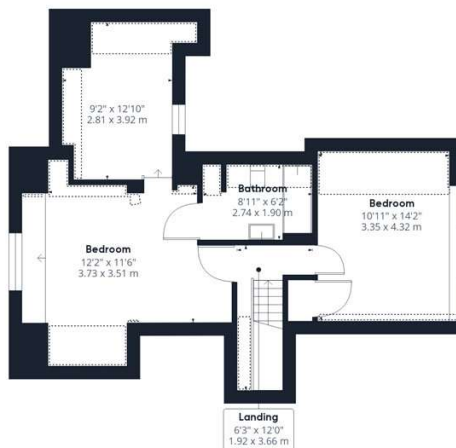


## KEY POINTS

- TOWN CENTRE
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING AREA
- PRIVATE & SOUTH-FACING GDN
- SOUGHT AFTER LOCATION
- INTEGRAL GARAGE



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2032.29 ft<sup>2</sup>

188.81 m<sup>2</sup>

Reduced headroom

148.82 ft<sup>2</sup>

13.83 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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