

13 Hurn Way, West Christchurch, Dorset,  
BH23 2NT

OIEO £600,000



Bedrooms



Living



Bathroom



Parking & Garage



EST  
1992

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# A Detached Bungalow Offering Outstanding Potential

THIS DETACHED BUNGALOW WOULD BENEFIT FROM REFURBISHMENT AND WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN. THE PROPERTY IS ON A SOUGHT AFTER ROAD IN WEST CHRISTCHURCH AND ENJOYS A LARGE GARDEN AS WELL AS OFF ROAD PARKING

This deceptively spacious detached bungalow nestled in one of West Christchurch's most sought-after roads. This property offers a rare combination of immediate comfort and outstanding potential, all set on a generous plot that affords both privacy and scope for extension (subject to planning permission).

Through the front door into a welcoming entrance / reception room that leads you through to the main living areas. The heart of the home is the living room, which is well-positioned to enjoy natural light from multiple aspects. Adjacent to this is a conservatory that serves as a delightful additional reception / garden-room space, bridging inside and out.

The kitchen is a good size and offers scope to modernise or reconfigure. From the kitchen, a utility room provides useful extra storage, laundry space, and a secondary entrance. There is also a separate shower room which has been recently modernised plus a handy WC.

There are three bedrooms all of generous sizes which provide flexible living.

What truly sets this bungalow apart is the substantial plot on which it sits. The layout shows considerable scope for extension to the rear or side (STPP), loft conversion, and re-modelling to create an even more generous footprint.

There is ample parking on the driveway and garden space give you flexibility — whether you wish to landscape, add outbuildings, or even rethink the footprint entirely.

Situated in West Christchurch, 13 Hurn Way benefits from a highly desirable residential address. The town centre—with its 11th-century Priory, scenic Town Quay, cafes, independent shops and riverside walks—is under 2 miles away. Local public transport links are easily accessible.

Christchurch offers the best of both worlds: a coastal town with heritage charm, yet very convenient for larger hubs. It lies between the New Forest and the Bournemouth/Poole conurbation, providing excellent transport connections and access to countryside, coastline, and urban amenities alike.

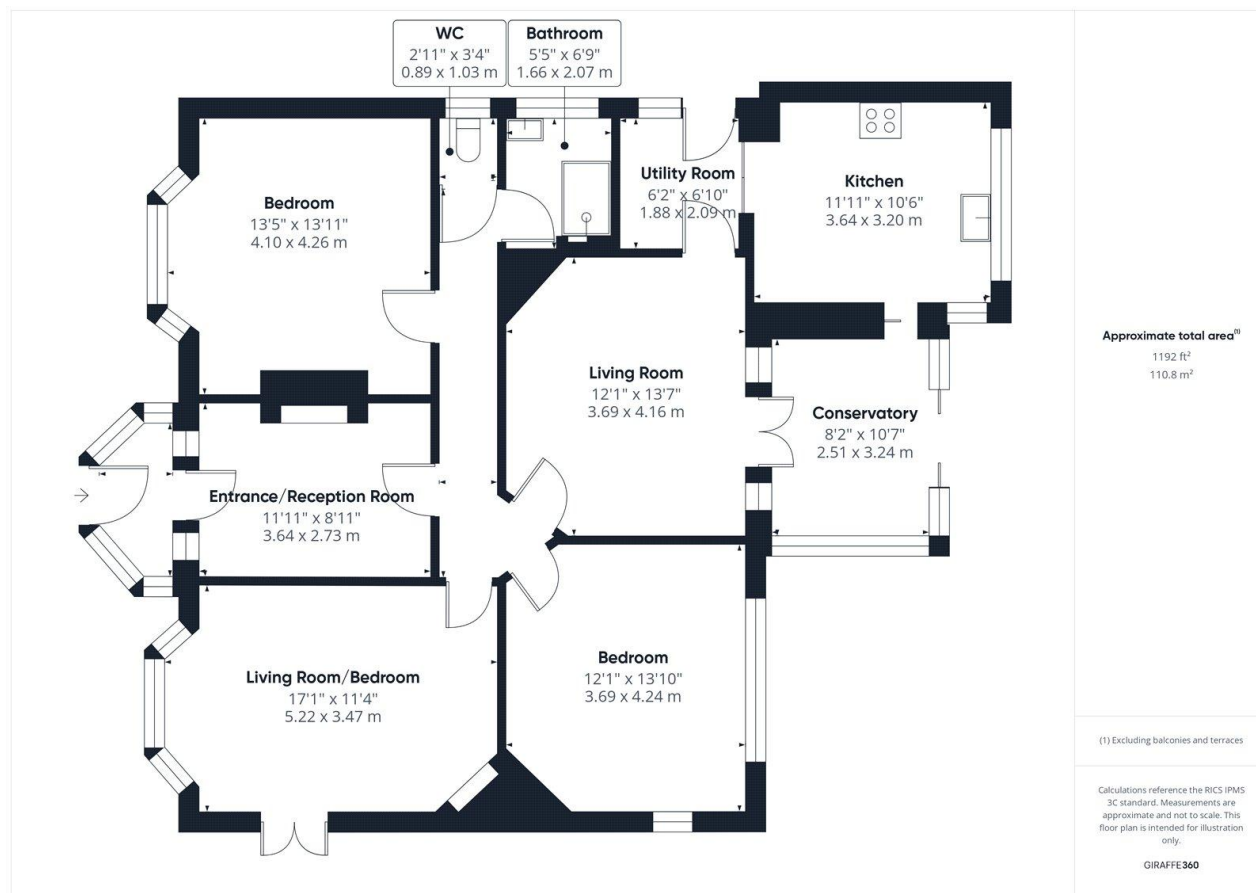
For those with children, Hurn Way lies within the catchment of local well-regarded schools (such as Twynham), and many neighbouring bungalows in Hurn Way and nearby roads emphasise this location's strong residential appeal.

Tenure: Freehold  
Council Tax Band: E



## KEY POINTS

- RARE OPPORTUNITY
- SUBSTANTIAL PLOT
- NO CHAIN
- FLEXIBLE LAYOUT
- TWYNHAM CATCHMENT
- SOUGHT AFTER ROAD



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