

6, Hengistbury House, 33-35 Purewell,
Christchurch, Dorset, BH23 1EH

Asking Price **£269,950**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Well Presented Two Bedroom Ground Floor Garden Flat

LOCATED IN THE HEART OF CHRISTCHURCH, THIS BEAUTIFULLY PRESENTED TWO-BEDROOM, TWO-BATHROOM GROUND FLOOR GARDEN FLAT IS SITUATED WITHIN A CHARMING PERIOD-STYLE BUILDING (GRADE II LISTED). PERFECTLY POSITIONED JUST A SHORT WALK FROM CHRISTCHURCH TOWN CENTRE, LOCAL SHOPS, AND STANPIT NATURE RESERVE.

The accommodation comprises an entrance hall with a few useful storage cupboards as well as providing access to all principal rooms.

The living room is of a good size with a pleasant outlook and door to the garden, with ample space for both seating and dining areas. The kitchen is fitted with a range of attractive wall and base units, work surfaces, and integrated appliances.

There are two bedrooms, including a principal bedroom with an en-suite shower room. The second bedroom is served by a separate shower room.

Outside the property benefits from access to a private garden, providing an attractive and well-maintained outdoor area with a southerly aspect. There is an allocated parking space for the property to the front.

Hengistbury House is located on Purewell, a short distance from Christchurch High Street, which offers a range of shops, cafes, restaurants, and local services. Christchurch railway station provides mainline services to Bournemouth, Poole, and London Waterloo. The property is also within easy reach of local beaches, Christchurch Harbour, and the New Forest National Park. This delightful flat is ideal for first-time buyers, downsizers, or investors seeking a well-located home in one of Dorset's most desirable coastal towns.

AGENTS NOTE: Please be aware some photo's have been virtually staged.

Our Vendor informs us:

TENURE: Leasehold - APPROX 106 Years remaining.

GROUND RENT: £300.00 p.a.

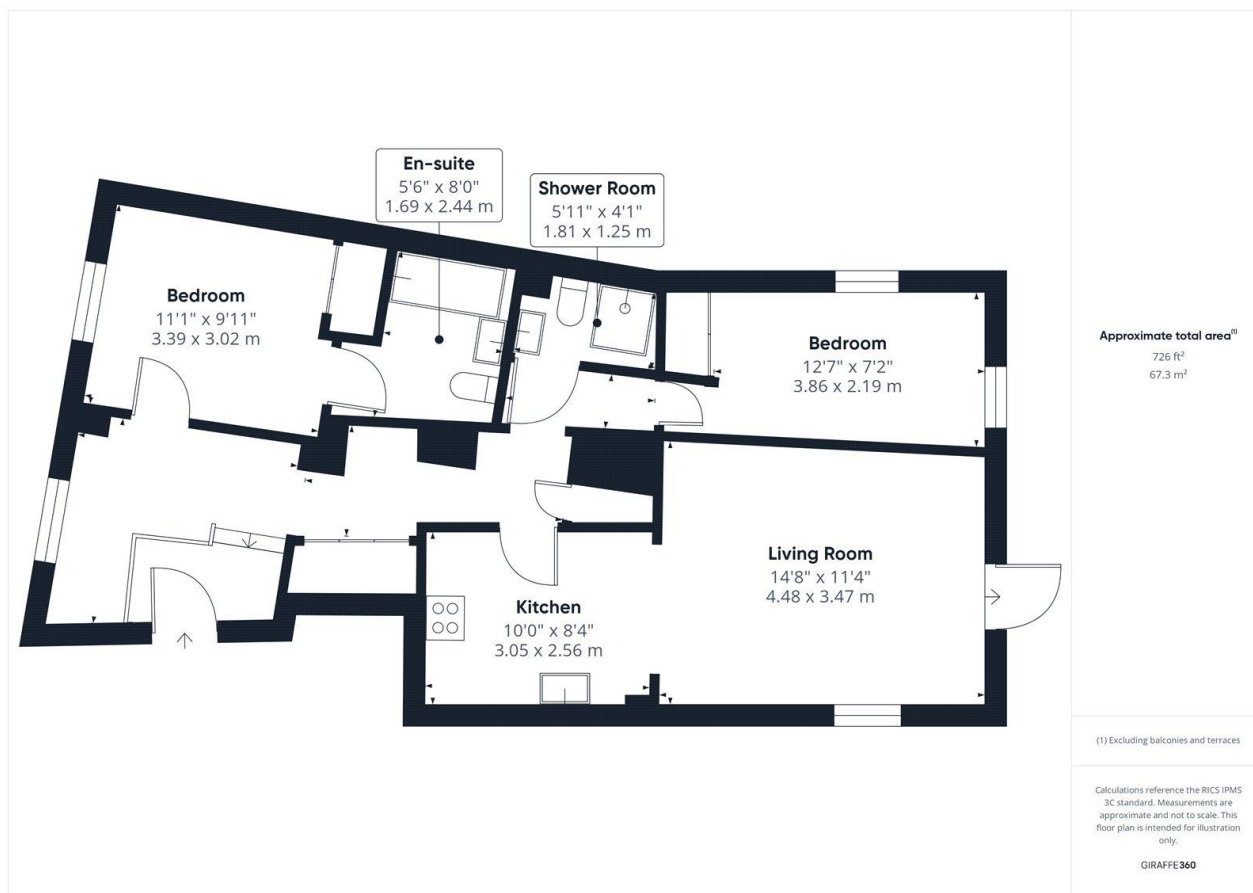
SERVICE CHARGE: £2,373.00 p.a.

Council Tax Band: C



KEY POINTS

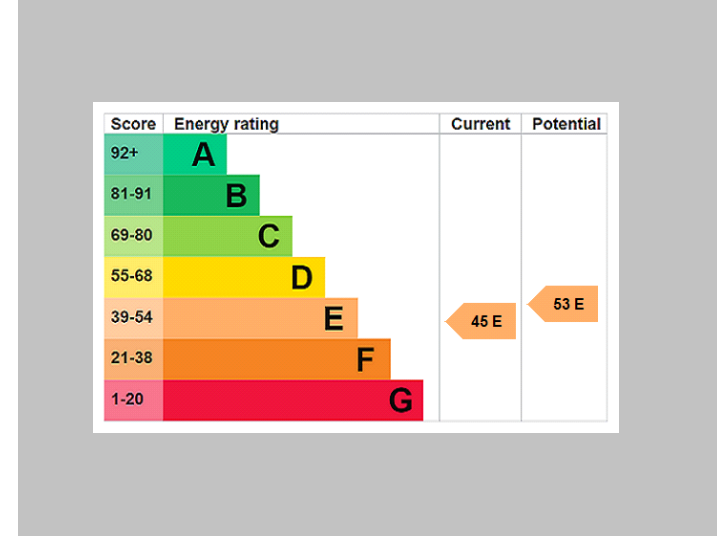
- GROUND FLOOR GARDEN FLAT
- EN-SUITE & SEPARATE SHOWER RM
- SPACIOUS LIVING AREA
- ALLOCATED PARKING
- PRIVATE GARDEN
- WALKING DISTANCE TOWN CENTRE
- BUS STOP VERY CLOSE BY



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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Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP
01202 474202 | enquiries@sladeschristchurch.co.uk
Website www.sladeshomes.co.uk

