

2 Hamilton Close, Christchurch, Dorset,
BH23 3LS

Guide Price **£620,000**



Bedrooms



Living



Bathroom/Ensuite



Parking & Car Port



EST
1992

THE PROPERTY PROFESSIONALS
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A Deceptively Spacious 4 Bedroom Home in a cul-de-sac

A DECEPTIVELY SPACIOUS FOUR BEDROOM HOME OFFERS FLEXIBLE ACCOMMODATION SET ACROSS THREE FLOORS, TUCKED AWAY IN A QUIET CUL-DE-SAC LOCATION CLOSE TO MUDEFORD QUAY AND STANPIT NATURE RESERVE. NO CHAIN.

Offered with vacant possession, this beautifully proportioned three-storey townhouse combines the best of coastal charm and modern convenience. Perfectly positioned just a short stroll from the famous Mudeford Quay and the golden sands of Avon Beach, it's also only around 1.5 miles from the historic Christchurch Town Centre, home to the 11th Century Priory, bustling Town Quay, and a vibrant mix of cafés, bars, shops and restaurants.

Step through the front door into a welcoming porch and entrance hall, where a handy under-stairs cupboard provides plenty of storage for beach gear or outdoor essentials. On the ground floor, you'll find three well-proportioned bedrooms – two generous doubles and a versatile third room. A stylish shower room with WC and a separate utility room add to this home's everyday practicality.

Upstairs, the first floor is flooded with natural light. The spacious living room is a wonderful place to relax or entertain, with a sliding patio door opening onto a sunny, generous balcony - perfect for morning coffee or evening drinks. To the rear, a separate dining room and well-fitted kitchen provide excellent space for family meals or dinner parties.

The top floor is dedicated to the impressive principal suite, complete with an en-suite bathroom, built-in wardrobes, and a dressing area. Additional storage is thoughtfully provided via a landing cupboard and extensive eaves space.

Outside, the property offers driveway parking and a car port, ideal for multiple vehicles or even boat storage. The private rear garden is a true retreat: a patio area for easy entertaining, a lawn for play or relaxation, and a raised decking area perfect for alfresco dining. A large shed provides ample space for bikes, kayaks or paddle boards—a must for this superb coastal location.

Set in a peaceful residential cul-de-sac, Hamilton Close is perfectly placed for exploring Christchurch Harbour, Stanpit Marsh Nature Reserve, and a network of beautiful harbour walks. This freehold home offers a rare opportunity to enjoy the ultimate coastal lifestyle - whether as a permanent residence or a dream holiday escape.

Tenure: Freehold
Council Tax Band: E



KEY POINTS

- NO CHAIN
- WELL PRESENTED
- COASTAL LOCATION
- FLEXIBLE LIVING
- PARKING & CARPORT
- BALCONY & GARDEN



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	83 B

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