

2 Palmerston Avenue, Christchurch,
Dorset, BH23 3LH

Guide Price **£475,000**



4

Bedrooms



2

Living



1

Bathroom/Ensuite



Garage



EST
1992

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A Spacious 4 Bedroom Home with South-Westerley Garden

SITUATED IN A DESIRABLE RESIDENTIAL LOCATION, THIS SPACIOUS FOUR-BEDROOM HOME OFFERS GENEROUS LIVING ACCOMMODATION, COMPLEMENTED BY A SEPARATE GARAGE AND A WELL-BALANCED LAYOUT.

Palmerston Avenue is ideally positioned within easy reach of the historic town centre of Christchurch, well known for its charming quay, independent shops, restaurants and the beautiful Christchurch Priory.

The property is also conveniently located for the stunning coastline at Mundeford and Avon Beach, both popular for water sports, walking and seaside dining. For nature lovers, the nearby New Forest National Park offers miles of open countryside, woodland walks and cycling routes. Excellent transport links are available, with Christchurch railway station providing services to Bournemouth, Southampton and London Waterloo, while Bournemouth Airport is only a short drive away.

Upon entering the property, you are welcomed by a sizeable hallway with oak flooring that provides access to the principal ground floor rooms. To the front of the property is a bright and spacious living room measuring over 19ft in length, featuring a distinctive bay window that allows natural light to flood the space, creating an inviting setting for relaxation and entertaining.

The dining room sits adjacent to the living room and offers a well-proportioned space for formal dining or family gatherings, with convenient access through to the kitchen. The kitchen itself provides ample worktop, storage space and space for appliances. A ground floor WC is also accessible from the hallway for added practicality.

Upstairs, the first floor comprises four bedrooms arranged around a central landing. The main bedroom is particularly generous, measuring over 15ft, while the second bedroom also provides a comfortable double room. Two further bedrooms offer flexibility for children, guests, or home office use. A family shower room serves the first floor.

Outside the rear garden is laid out with ease of maintenance in mind with generous patio area with electric awning and shrub borders along with a favourable 'South-Westerly' aspect. A door leads to a separate garage located with power, light and a electric door providing useful storage or secure parking.

TENURE: FREEHOLD
COUNCIL TAX BAND: E

A service charge is payable of APPROX £720 pa for the upkeep of the communal areas.



KEY POINTS

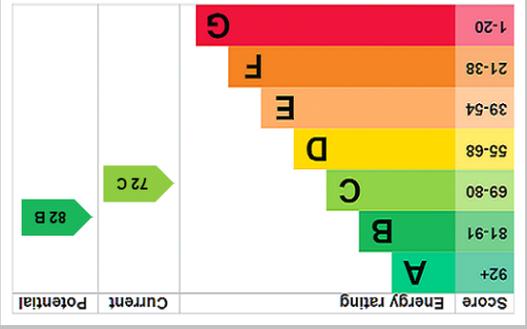
- FOUR BEDROOMS
- MODERN SHOWER ROOM
- GARAGE
- SOUTH WESTERLY GARDEN
- SOUGHT AFTER DEVELOPMENT
- GENEROUS ACCOMODATION



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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