

39 Bronte Avenue, Christchurch, Dorset,
BH23 2NA

Asking Price **£415,000**



3

Bedrooms



3

Living



1

Bathroom/Ensuite



Parking



EST
1992

THE PROPERTY PROFESSIONALS
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An Extended 3 Bedroom House with Generous Living Space

THIS EXTENDED THREE-BEDROOM HOUSE WITH GENEROUS LIVING SPACE, GARAGE CONVERSION AND A FLEXIBLE LAYOUT, IS SITUATED IN A SOUGHT-AFTER RESIDENTIAL LOCATION.

Bronte Avenue is ideally positioned within a popular and established residential area of Christchurch, known for its excellent balance of coastal lifestyle, amenities, and transport connections.

The property is within walking distance of well-regarded local schools, including Twynham Primary and Twynham Secondary School, both highly sought-after by families. This attractive property offers spacious and versatile accommodation arranged over two floors, making it ideal for families or those looking for flexible living space.

Upon entering, you are welcomed by a convenient entrance hall providing access to the principal ground floor rooms. To the front of the property is a cosy living room, ideal as a snug, home office or additional reception space.

The heart of the home lies in the impressive main living room, a substantial space extending over 25 feet in length, offering ample room for both seating and dining areas. This room flows seamlessly through to the kitchen, which is well laid out with good worktop space and direct access to the bright and versatile garden room, perfect as a dining area, playroom, or additional sitting room, with direct access to the garden—creating an excellent indoor-outdoor connection.

A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the property offers three well-proportioned bedrooms. A family bathroom with separate shower serves all bedrooms.

Outside the rear garden benefits from two areas of patio with lawn in between, this provides ample room for dining and entertaining to suit. To the front of the property there is a generous amount of off-road parking.

Everyday amenities are close at hand, with a range of shops, supermarkets, cafés and services available in Christchurch town centre, just a short distance away. The town itself is steeped in history and sits at the meeting point of the River Avon and River Stour, offering attractive waterside walks and access to Christchurch Harbour.

For commuters, Christchurch railway station is approximately 0.7 miles away, providing direct services along the South West Main Line, while excellent road links via the A35 and A31 offer convenient access to Bournemouth, Southampton and beyond.

TENURE: FREEHOLD
COUNCIL TAX BAND: D



KEY POINTS

- TWYNHAM CATCHMENT
- APPROX. 1,179 SQ FT OF ACCOMM
- EXT 3 BEDROOM HOUSE
- SOUGHT AFTER LOCATION
- FLEXIBLE LAYOUT
- GENEROUS GARDEN



Approximate total area⁽¹⁾
1179 ft²
109.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Christchurch | Southbourne | Highcliffe | Bransgore



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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