

162 River Way, Christchurch, Dorset,  
BH23 2QU

Asking Price **£750,000**



6

Bedrooms



4

Living



3

Bathrooms



Parking & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A Five Bedroom Chalet Bungalow with a Detached Annex

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THIS FIVE BEDROOM CHALET BUNGALOW IS SITUATED IN THE POPULAR AREA OF WEST CHRISTCHURCH. THE PROPERTY WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN AND FEATURES OFF ROAD PARKING, A GARAGE AND A DETACHED ONE BEDROOM ANNEX

162 River Way is an opportunity to purchase a spacious and flexible chalet bungalow with a detached annex in a sought after location. Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants is circa 2 miles away. Local bus services connect the surrounding area and Christchurch Mainline Railway Station is also close by. The property also falls within the highly regarded Twynham School Catchment Area.

The front leads into the porch and in turn the entrance hall. There two bedrooms double bedrooms with bay windows to the front of the property and a ground floor wet room with wc, basin and shower. The lounge has access to two conservatory extensions. There is also a separate dining room. The kitchen features a range of base and eye level units with an integral cooker and hob. A door leads through to the utility room.

Stairs from the entrance hall lead to the first floor landing. There are three further bedrooms. Bedroom one is set to the rear of the property and benefits from built in wardrobes and a large airing cupboard.

The front garden is laid to lawn with some borders. A driveway provides OFF ROAD PARKING and continues to the left hand side of the property towards the DETACHED GARAGE.

The rear garden is generous in size and features sections of lawn and patio with some borders. A key features of this home is the DETACHED ANNEX. There is an entrance hall lounge, bedroom, shower room and utility room which could be converted into a kitchen.

TENURE: FREEHOLD  
COUNCIL TAX BAND: G



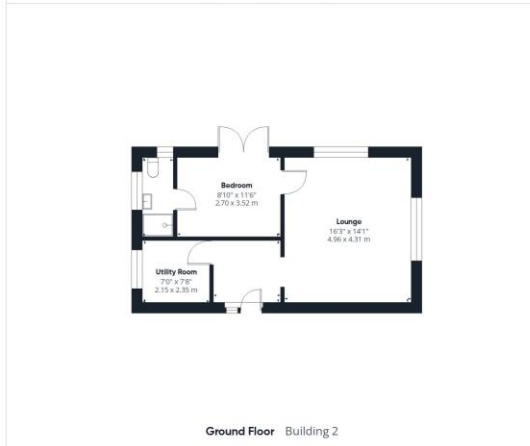
## KEY POINTS

- FIVE BEDROOMS
- DETACHED CHALET
- PARKING/GARAGE
- CHAIN FREE
- ONE BEDROOM ANNEX
- WEST CHRISTCHURCH



Approximate total area<sup>(1)</sup>  
 2295 ft<sup>2</sup>  
 213.1 m<sup>2</sup>

Reduced headroom  
 36 ft<sup>2</sup>  
 3.4 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

GIRAFFE 360



**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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