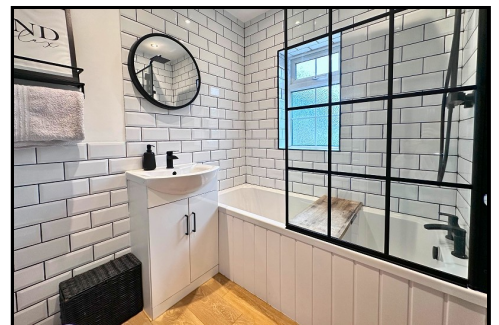




**49 Halifax Way, Christchurch, Dorset. BH23 4TX**

**£359,950**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777





**49 Halifax Way, Christchurch, Dorset. BH23 4TX**

**£359,950**

Situated in this pleasant cul-de-sac location within around a 10/15 minute walk to the beaches is this well presented three bedroom mid-terraced house. The property has been well maintained and improved through our vendors period of ownership and comprises modern, bright and well planned accommodation with a South Easterly facing rear garden, two parking spaces as well as a garage in the nearby block. Further it sits within easy reach of the well regarded Mudeford Junior School making this a perfect family home.



## CANOPIED ENTRANCE PORCH

Composite wood effect entrance door with opaque glazed inserts leads into the:

## ENTRANCE HALL

Wall mounted panelled radiator, ceiling light point, stairs to first floor landing, door to:

## LIVING/DINING ROOM (24' 2" X 11' 3") OR (7.37M X 3.44M)

Narrowing in the Dining end to 2.37m. L-shaped with a generous UPVC double glazed box bay window to the front providing a lovely open aspect and flooding the room with light. Focal point Gas fireplace set into a recessed surround with Granite style hearth. Under stairs storage cupboard, ceiling light points, UPVC double glazed door leading to the rear garden with window adjacent providing the same outlook over the South Easterly facing rear garden. Door to:



## KITCHEN (7' 8" X 6' 5") OR (2.34M X 1.96M)

Fitted with a good range of base and wall mounted units in a country cream style finish with areas of Butchers Block style work surface. Inset four ring Gas hob with fan assisted oven beneath and extractor fan over. Pewter style mixer tap sitting over a traditional ceramic Butler's style sink unit. Space and plumbing for washing machine. Decent sized pantry cupboard with shelving and recess for fridge/freezer adjacent. Ceiling light point, wall mounted Gas fired boiler serving the central heating and hot water systems with programmer beneath. UPVC double glazed window overlooking the rear garden.

## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

## FIRST FLOOR LANDING

Access into the roof space via hatch, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving. Doors to all first floor rooms.



## BEDROOM 1 (12' 6" X 8' 5") OR (3.80M X 2.57M)

Beautifully decorated with a dark blue feature panelled wall behind the bed, ample space for fitted or freestanding bedroom furniture, ceiling light point, provision for wall hung television, wall mounted panelled radiator, UPVC double glazed window to front aspect.

## BEDROOM 2 (8' 8" X 8' 5") OR (2.63M X 2.57M)

Built-in recessed double wardrobe with hanging space and shelving, ceiling light point, UPVC double glazed window to rear, laminate wood flooring, wall mounted panelled radiator.

## BEDROOM 3 (9' 7" X 5' 11") OR (2.92M X 1.81M)

Narrowing in part to 2.02m. Good sized built-in wardrobe over the stairwell with hanging space and shelving, UPVC double glazed window to front, ceiling light point, power points, wall mounted panelled radiator.



## BATHROOM

Recently refurbished in a contemporary style with a range of very on trend bright white and black accented features including a panel enclosed bath with black accented mixer tap and independent shower fittings over, glazed screen adjacent with black accented pane dividers, inset wash hand basin with black accented mixer tap and hidden cistern style low level flush WC, engineered Oak wood flooring, black ladder style towel radiator, opaque double glazed window to rear, inset LED ceiling spotlights.

## OUTSIDE

The rear garden is a superb feature of the property facing approximately South East and being laid to paved patio immediately abutting the rear of the property with an area of recently constructed timber decking with inset LED up lights with an area of artificial lawn adjacent with space for a storage shed to the rear of the garden. At the rear of the garden itself is a pedestrian footpath accessed via a timber gate.



## THE APPROACH

Laid to hard landscaping for easy maintenance with areas of Indian Sandstone paving framing a slate chipping area for pot plants with the pedestrian access to the front door located adjacent.

## ALLOCATED PARKING

There are two allocated parking spaces conveyed with the property situated just in front of the house in the parking bays.

## GARAGE IN BLOCK

Accessed off Brabazon Drive there is then a block of three garages which this property enjoys the Freehold to the central one as shown in our pictures.



## DIRECTIONAL NOTE

From our office in Highcliffe proceed West towards Christchurch and at the Hoburne roundabout take the first exit onto The Runway. Follow this along for around 1/4 mile where the turning on the right signified Brabazon Drive will be found. Follow this round around to the end where it turns into Halifax Way and turn right at the T-junction where the property will be found on the right hand side and numbered.

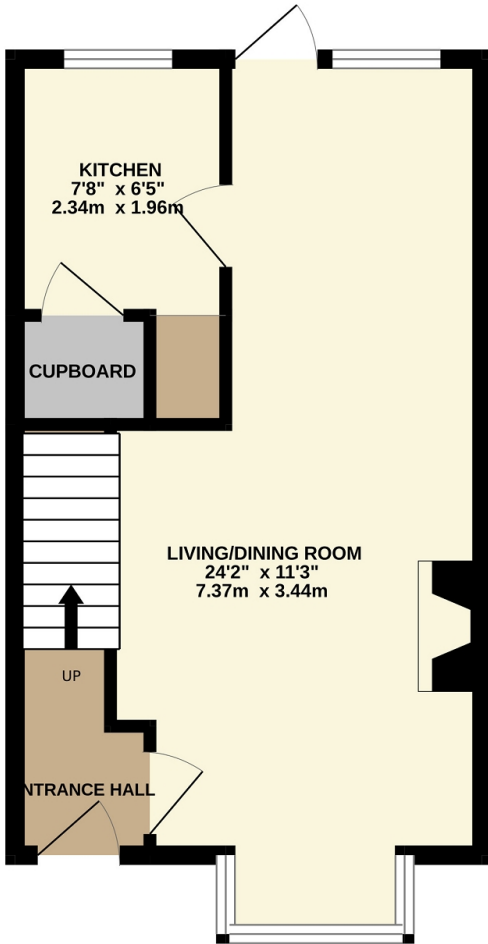
## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

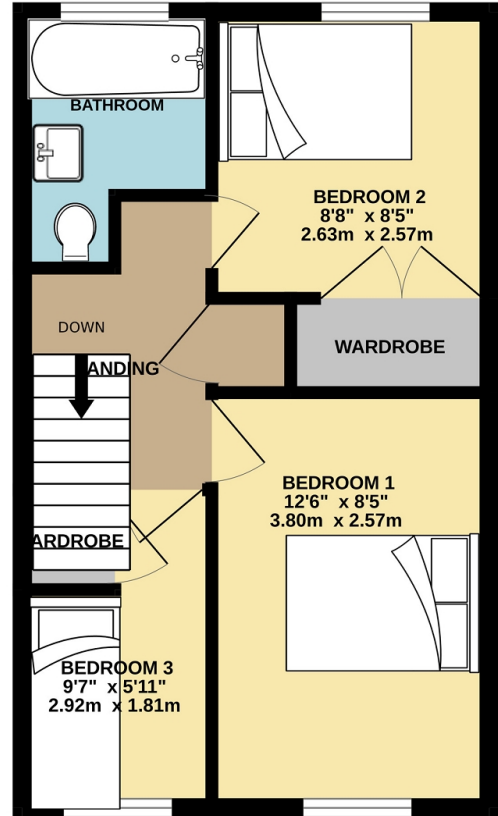
## EPC RATING

The EPC rating for this property is D57

GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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