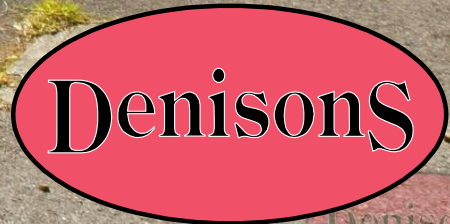




50 Stanpit



# 50 Stanpit

Christchurch, BH23 3NA

£539,950

This charming semi-detached cottage has not been on the market for over 50 years. It boasts three bedrooms and is situated in the highly sought-after area of Stanpit, which is just a short distance away from the picturesque Stanpit Nature Reserve, Mundeford Quay and beach. The property is within easy reach of local amenities, and the added bonus is the off-road parking and large private rear South facing garden. Please note that the property requires some modernization. Upon entering the cottage, you will be welcomed by a spacious hallway that leads into a large lounge area complete with a feature open fireplace, perfect for cozy evenings. There is also a reception room that seamlessly flows into a conservatory, providing stunning garden views. The hallway leads to a well-furnished kitchen area, followed by a separate utility area and a conveniently located WC in between. Upstairs, you will find two good-sized bedrooms, along with a smaller one, and a family bathroom. The exterior of the property is equally impressive, with a stunning mature private south-facing garden that exudes charm and character, providing endless potential for relaxation and entertainment alike. The lovely front garden and space to the side provides ample parking space for multiple cars, along with a garage at the end.



**Lounge 10' 10" x 12' 9" (3.30m x 3.88m)**

**Dining Room 9' 10" x 13' 7" (2.99m x 4.14m)**

**Kitchen 8' 8" x 9' 11" (2.64m x 3.02m)**

**Conservatory 9' 3" x 11' 2" (2.82m x 3.40m)**

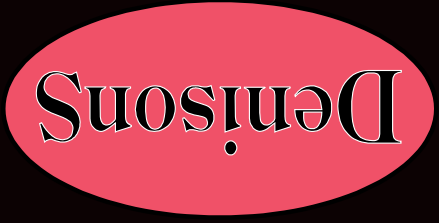
**Master Bedroom 10' 9" x 12' 10" (3.27m x 3.91m)**

**Bedroom2 8' 6" x 13' 7" (2.59m x 4.14m)**

**Bedroom 3 7' 7" x 13' 2" (2.31m x 4.01m)**

**Bathroom**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		



Total Area: 103.0 m<sup>2</sup> ... 1109 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

