



50 Stanpit

DenisonS

50 Stanpit

Christchurch, BH23 3NA

£499,999

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, MUDEFORD QUAY and BEACH. The property is within EASY REACH OF LOCAL AMENITIES, and the added bonus is the OFF-ROAD PARKING and LARGE AND PRIVATE SOUTH FACING REAR GARDEN. Please note that the property REQUIRES SOME MODERNISATION. 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 cosy 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 FOR SEVERAL 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)

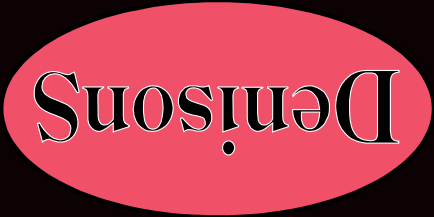
Master Bedroom 10' 9" x 12' 10" (3.27m x 3.91m)

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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www.denisons.com

Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@denisons.com

Christchurch
12 Castle Street, Christchurch BH23 1DT
01202 484748
christchurch@denisons.com



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

