



AHEAD ONLY

NO ENTRY

2 Princess Avenue

DenisonS

# 2 Princess Avenue

Christchurch, BH23 1DB

Offers in the Region Of £600,000

Offers invited in the region of £600,000-£680,000. Don't miss out on this prime opportunity in the town centre!

This property presents an exceptional chance to acquire an original detached character house with potential for expansion/plot, in the rear garden (subject to necessary permissions).

The house, built in the 1930s, still boasts many of its original features from that period. With the potential for refurbishment and development, this property is a fantastic opportunity for those seeking a family home with a substantial garden or for individuals interested in pursuing a redevelopment project.

Vacant possession is available, and all viewings must be scheduled through the sole agents Denisons. Contact 01202 484748 for further information.



**Entrance Hall**

**Shower Room**

**Kitchen/Breakfast Room 11' 5" x 9' 7" (3.48m x 2.92m)**

**Breakfast Area 12' 0" x 5' 9" (3.65m x 1.75m)**

**Lounge 12' 0" x 13' 10" (3.65m x 4.21m)**

**Dining Room 11' 7" x 9' 7" (3.53m x 2.92m)**

**First Floor Landing**

**Bathroom**

**Bedroom 13' 0" x 12' 0" (3.96m x 3.65m)**

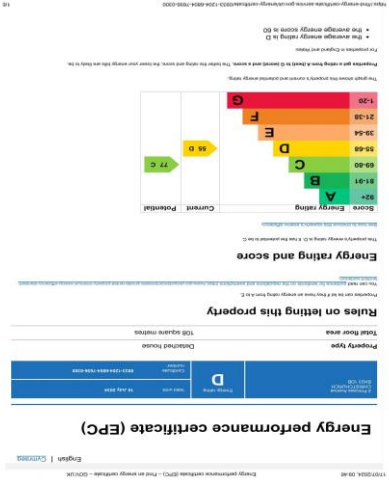
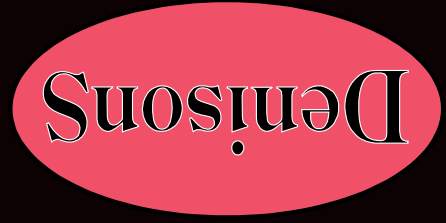
**Bedroom 12' 0" x 6' 8" (3.65m x 2.03m)**

**Bedroom 11' 7" x 9' 7" (3.53m x 2.92m)**

**Gardens**

**Off Road Parking**





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