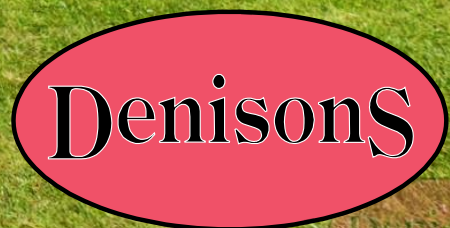




52 Palmerston Avenue



52 Palmerston Avenue

Christchurch, BH23 3PD

£469,950

Nestled in a quiet cul-de-sac within a highly sought after area, this charming style Neo-Georgian four bedroom detached house offers a rare opportunity to acquire a spacious family home with huge potential.

Accommodation comprises of kitchen, good sized lounge leading to the dining room with a conservatory, downstairs WC, four decent sized bedrooms and family bathroom. The property benefits from gas central heating and boasts a private, low-maintenance rear garden, ideal for relaxed outdoor living. Located within walking distance of local amenities, Stanpit Marsh and the picturesque Mudeford Quay and the home is perfectly situated for both convenience and leisure. Additional advantages include two detached garages, on-road parking and the significant appeal of no onward chain, streamlining the purchase process.

Viewings are highly recommended to fully appreciate the location, potential and lifestyle this home has to offer.



Entrance Hall

Lounge 19' 8" x 15' 2" (5.99m x 4.62m)

Hallway

WC

Kitchen 11' 10" x 10' 0" (3.60m x 3.05m)

Dining Room 15' 2" x 11' 10" (4.62m x 3.60m)

Conservatory 8' 8" x 3' 5" (2.64m x 1.04m)

Bedroom One 18' 9" x 15' 10" (5.71m x 4.82m)

Bedroom Two 12' 10" x 12' 3" (3.91m x 3.73m)

Bedroom Three 10' 2" x 9' 3" (3.10m x 2.82m)

Landing

Bathroom

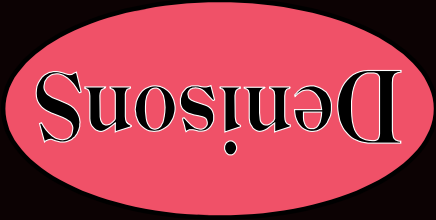
Bedroom Four 9' 2" x 7' 6" (2.79m x 2.28m)

Two Garages





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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mayfair@denisons.com

0870 112 7099

Cashel House, London, W1U 3JT

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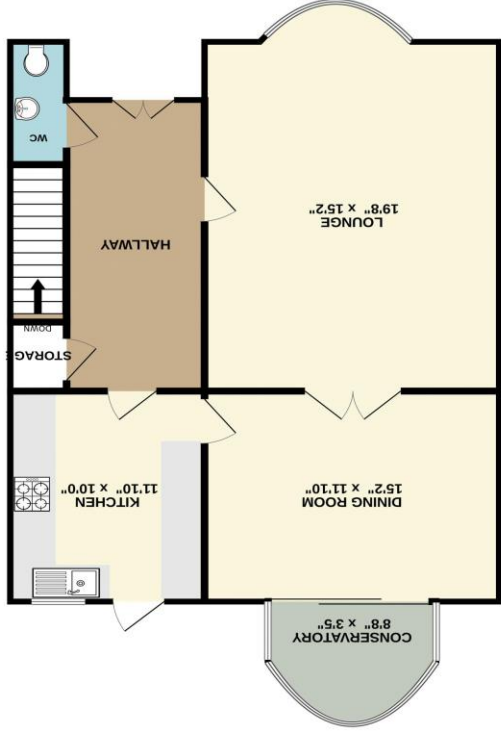
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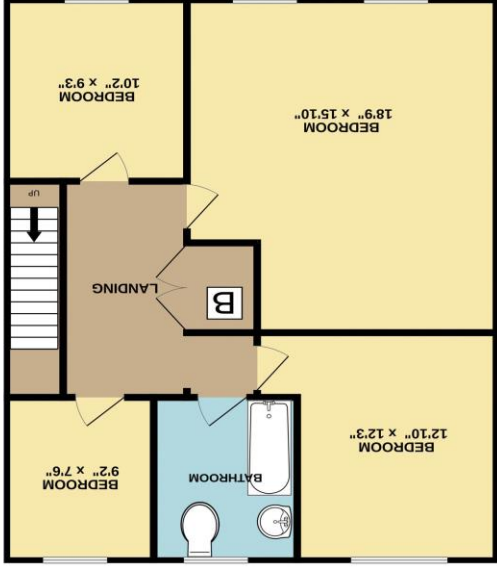
12 Castle Street, Christchurch BH23 1DT

Christchurch

GROUND FLOOR
831 sq.ft. approx.



1ST FLOOR
793 sq.ft. approx.



TERRACED HOUSE

TOTAL FLOOR AREA: 1624 sq.ft. 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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