

denisons.com



## Town Centre

*Christchurch Dorset*

### Christchurch

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# 6 St Margarets Avenue, Christchurch BH23 1JD

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## DESCRIPTION

Located in the immediate town centre just a few moments from the Quay and within a short stroll to the High street. This four bedroom detached chalet home is ideal for a family or for those looking to live in the town centre of Christchurch, together with all the conveniences associated with living in this location.

The accommodation has been reformed and modernised throughout the years and now offers a spacious and modern living environment. The gardens to the rear enjoy a southerly aspect and there is ample parking to the front, together with a garage. The ground floor has two bedrooms and a bathroom, together with the sitting room, Kitchen/Diner and Utility room. The first floor has two further bedrooms together with two en suites.

## ACCOMMODATION

- IMMEDIATE TOWN CENTRAL LOCATION
- AROUND THE CORNER FROM THE QUAY
- STROLL TO HIGH STREET
- SPACIOUS ACCOMMODATION
- SOUTH FACING GARDEN
- PARKING
- GARAGE
- MODERN ACCOMMODATION
- GROUND AND FIRST FLOOR BEDROOMS
- TWYNHAM SCHOOL CATCHMENT
- GREAT FAMILY HOME

## LOCAL COUNCIL & COUNCIL TAX

Christchurch, Poole and Bournemouth Council.  
Council Tax Band F

## SERVICES

We understand the mains gas, electric, water and drainage are all connected at the property.

Tenure Freehold.

## DIRECTIONS

From our office in Christchurch proceed to the top of Castle Street and at the mini roundabout turn left into Church Street, bearing right into Church Lane which continues into Whitehall and just passed the Quomps and the left hand turning to Wick Lane go straight ahead into St Margarets Avenue where the property can be found on the left hand side.

## LOCATION

Located in the popular Town Centre, near the Quomps and beautiful river walks on the banks of The Stour. Christchurch Town Centre, with it's wide range of shopping, entertainment, recreational and dining facilities is only a few minutes walk away, as is the 11th Century, historic Priory. The Mainline Railway Station of Christchurch with access to London, Waterloo is just over a half a mile distant and there are excellent links from the Bournemouth Spur Road to the M27, M3 and beyond. Further features, locally are the renowned beaches and nature reserve at Hengistbury Head and Mudeford Spit, which can be accessed either on foot or via Wick Ferry.





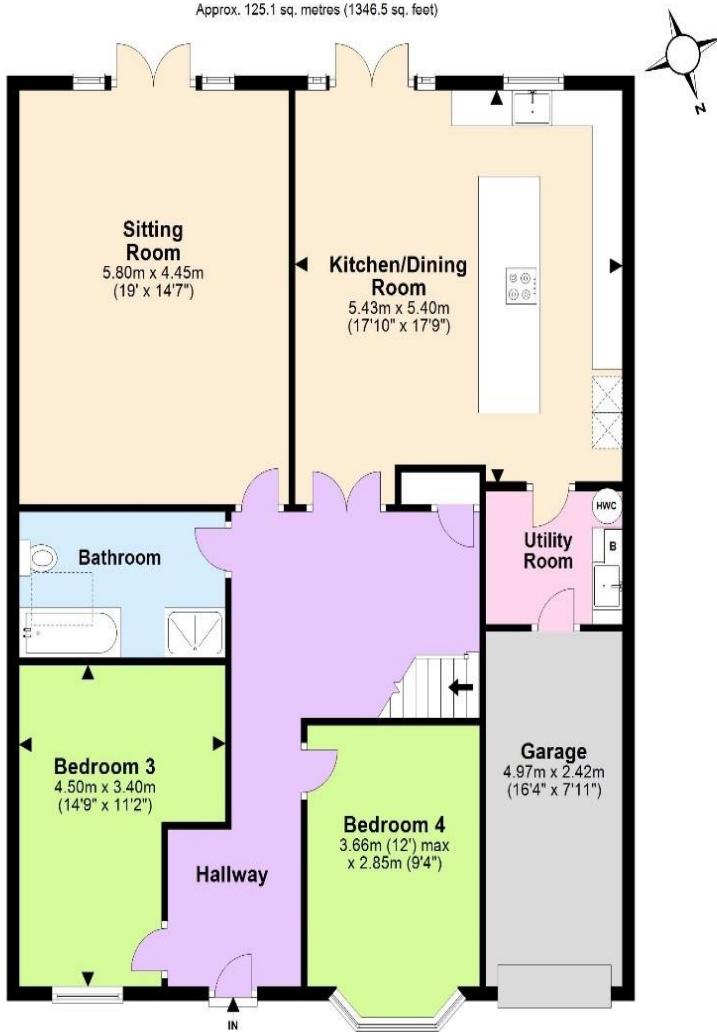






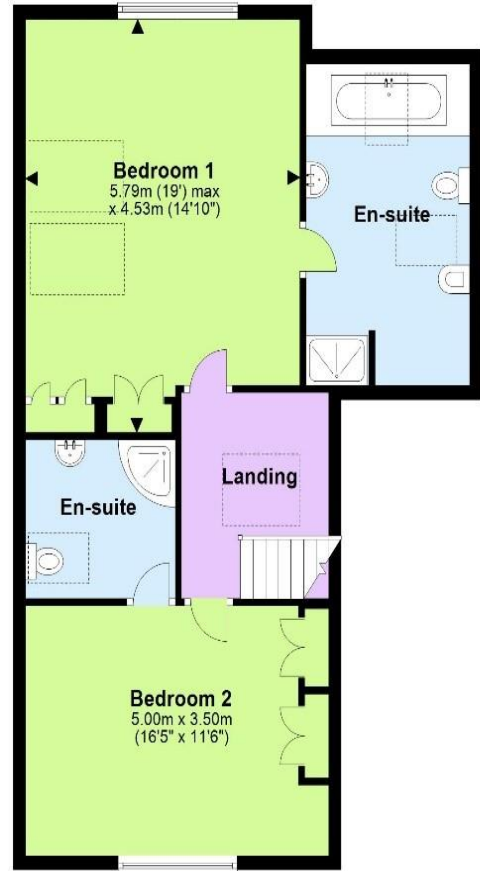
### Ground Floor

Approx. 125.1 sq. metres (1346.5 sq. feet)



### First Floor

Approx. 72.4 sq. metres (779.6 sq. feet)



Total area: approx. 197.5 sq. metres (2126.0 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. EPC New Forest  
Plan produced using PlanUp.

Also at:

#### Mayfair

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