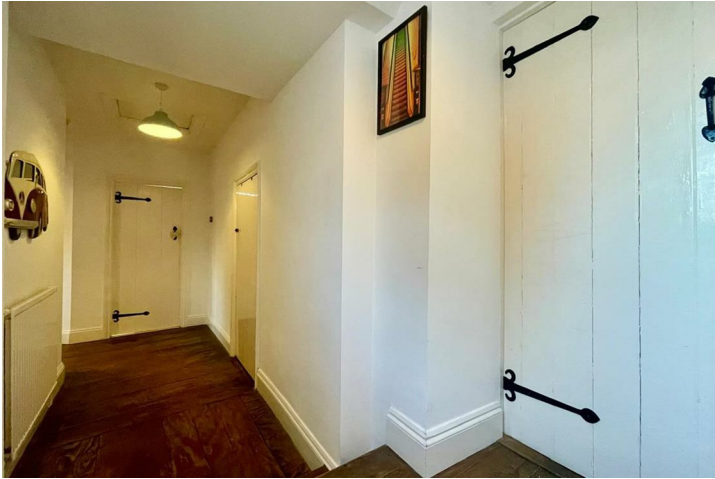




54a High Street, Christchurch, BH23 1BN

£350,000



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£350,000

ENCHANTING GARDEN APARTMENT - A HIDDEN GEM IN THE HEART OF HISTORIC CHRISTCHURCH

Steeped in CHARACTER, this unique 16TH-CENTURY PROPERTY, originally a SCHOOLHOUSE, seamlessly blends PERIOD ELEGANCE with MODERN CONVENIENCE. Located in the heart of HISTORIC CHRISTCHURCH, this enchanting garden apartment offers a PEACEFUL RETREAT that feels worlds away despite its PRIME LOCATION. A rare opportunity to own a piece of history combined with contemporary comfort

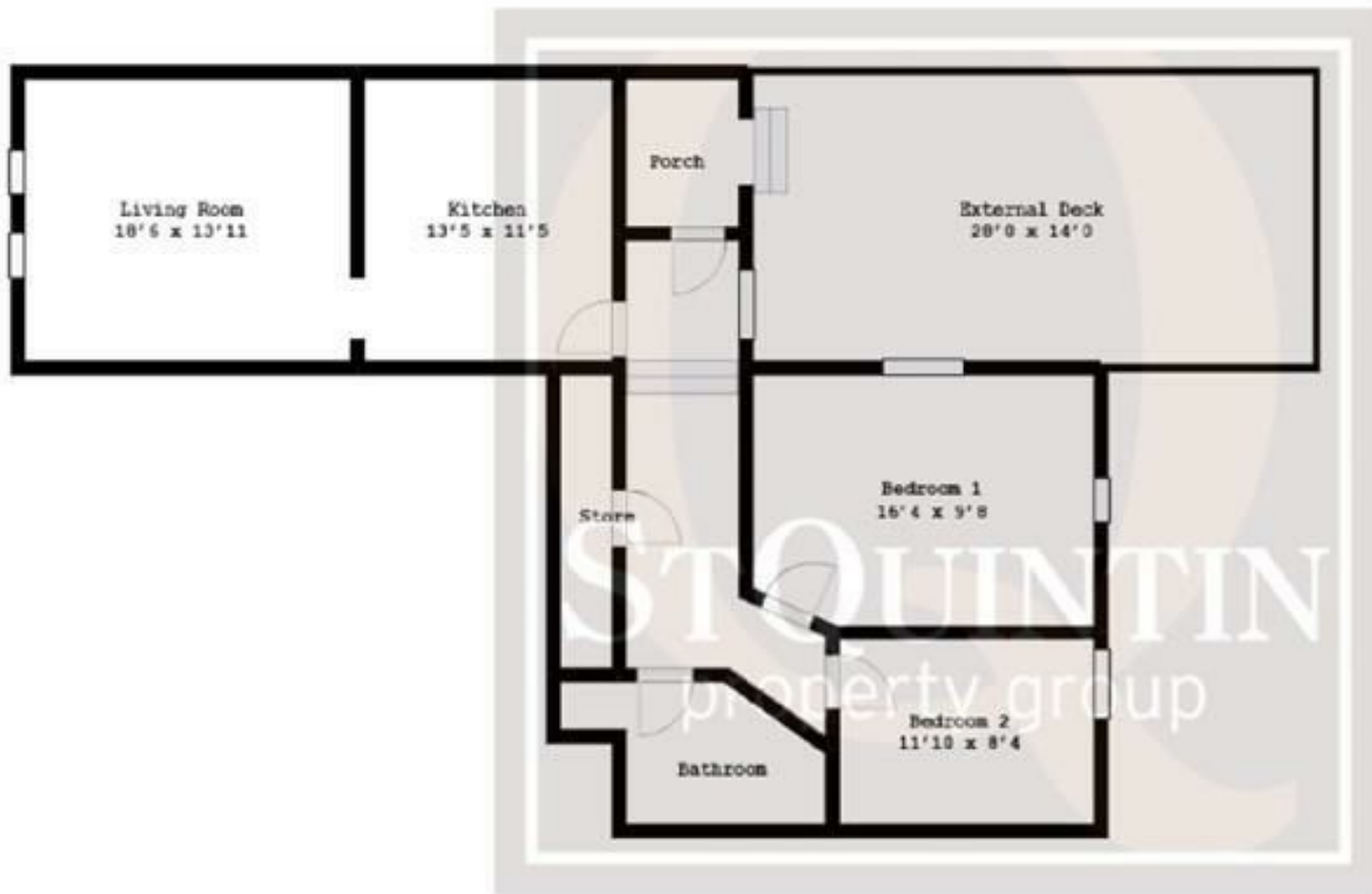
Accessed via a gate on Millhams Street, a private pathway leads you to the secluded garden—a true sanctuary. The garden, primarily laid to lawn with mature borders and a delightful patio area, provides an oasis of tranquility. Stairs lead to a private decked terrace that offers captivating views over surrounding greenery and rooftops, making it the perfect spot to unwind or entertain.

A storm porch welcomes you into the property. The front door opens into an entrance hall with a generously sized storage/airing cupboard. The kitchen features an array of base and eye-level units, a worktop with an integrated sink, and space for a cooker, fridge/freezer, washing machine, and dishwasher.

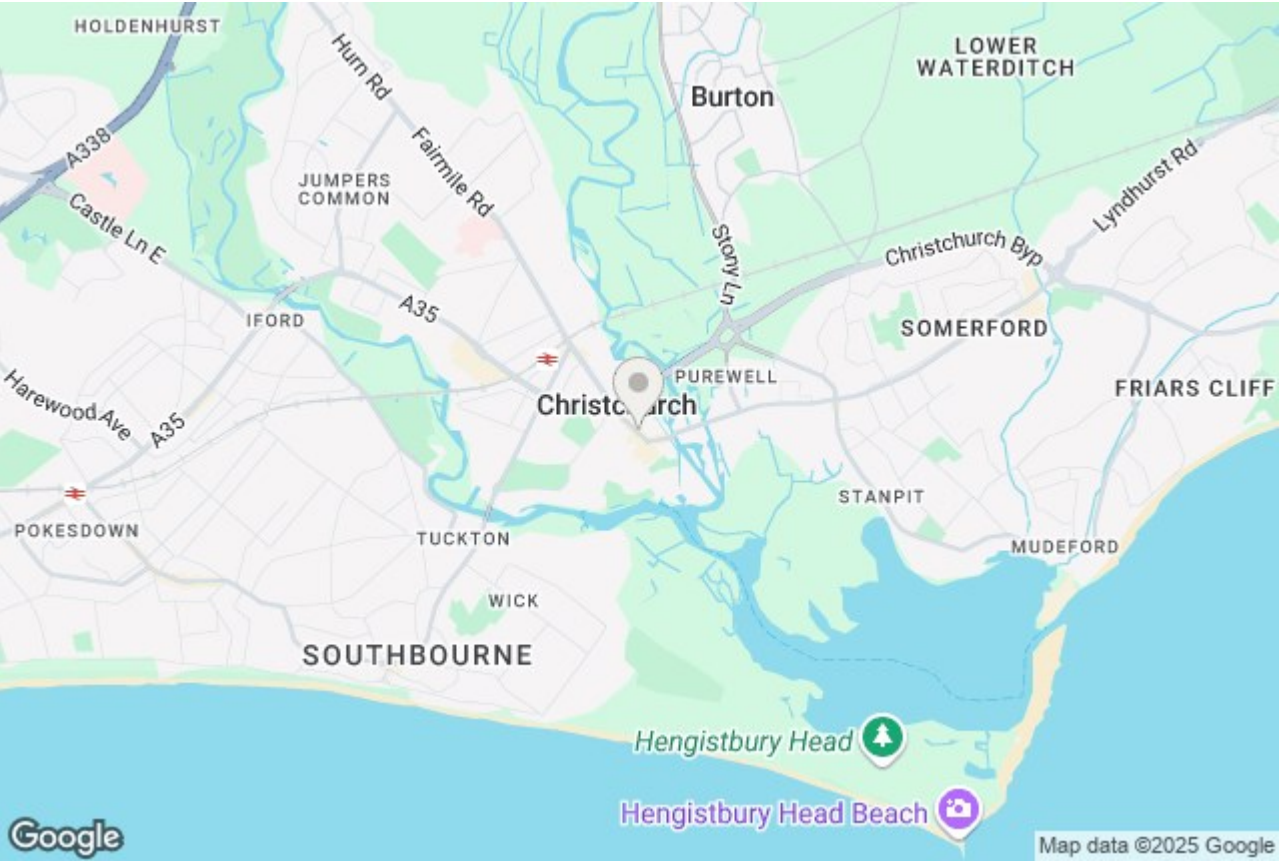








- SECLUDED AND PRIVATE GARDEN APARTMENT
- SUNNY ROOF TOP TERRACE AND LAWNED GARDEN
- KITCHEN /DINER - 13'5" x 11'5"
- EXTERNAL DECK - 28' x 14'
- NO ONWARD CHAIN
- SITUATED IN THE HEART OF CHRISTCHURCH TOWN CENTRE
- TWO DOUBLE BEDROOMS -16'4" x 9'8 and 11'10" x 8'4"
- LIVING ROOM WITH LARGE PICTURE WINDOWS -18'6" x 13'11"
- INVESTMENT POTENTIAL / HOLIDAY RETREAT OR PERMANENT RESIDENCE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

