



24a Draper Road

DenisonS

24a Draper Road

Christchurch, BH23 3AP

£175,000

FIRST FLOOR FLAT – IDEAL FIRST-TIME BUY OR BUY-TO-LET INVESTMENT This charming two-bedroom first-floor flat presents a fantastic opportunity for first-time buyers or investors. The property offers a spacious kitchen/living room a family bathroom, and two well-proportioned bedrooms, all benefiting from double glazing and gas central heating throughout. Externally, there is an enclosed rear garden, ideal for outdoor relaxation or entertaining, and a driveway providing off-street parking for one vehicle. The flat is conveniently located within walking distance of local amenities, shops, and transport links, making it both practical and accessible. Approx 88 years left on the lease. Service Charge Approx £40 pcm



Entrance Porch

Kitchen/Living Room 14' 0" x 11' 6" (4.26m x 3.50m)

Bedroom 1 11' 9" x 10' 2" (3.58m x 3.10m)

Bedroom 2 9' 6" x 8' 11" (2.89m x 2.72m)

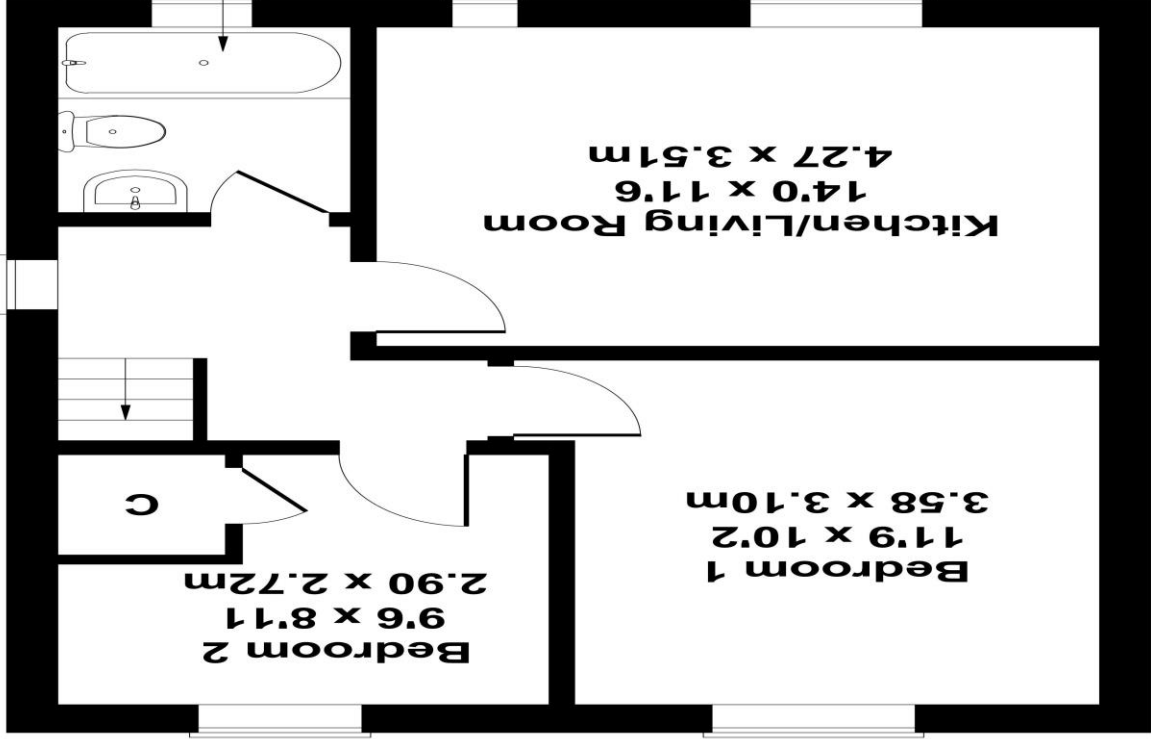
Family Bathroom 6' 6" x 5' 8" (1.98m x 1.73m)

Rear Garden



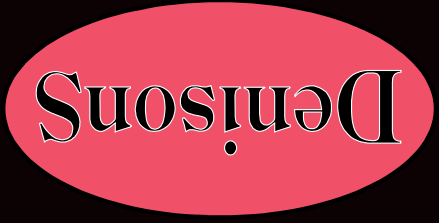
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Approximate Gross Internal Area
484 sq ft - 45 sq m



FIRST FLOOR
 Not to Scale. Produced by The Plan Portal 2026
 For illustrative Purposes Only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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