

JUMPERS AVENUE, CHRISTCHURCH, BH23 2EP

Guide Price £300,000 - £325,000


DANEHURST
ESTATE AGENTS

* Price Guide £300,000 - £325,000

* Pets Allowed *

No Forward Chain | Share of Freehold | New 999-Year Lease on Completion

Situated in a sought-after area of Christchurch, this well-presented two double bedroom ground floor garden flat which forms part of a converted Edwardian property and benefits from its own private entrance, an impressive south-facing rear garden extending to approximately 80 feet, a detached insulated garden room and private driveway with parking for two vehicles.

The accommodation is thoughtfully arranged around a bright and spacious open-plan kitchen, complete with 5 rind double oven, quartz worktops and integrated wine cooler. The living area featuring two sets of bi-folding doors opening directly onto the patio and rear garden. These create an excellent connection between the indoor and outdoor spaces, allowing natural light to flood the room and providing an ideal setting for everyday living and entertaining.

Both bedrooms are doubles, complemented by a newly fitted contemporary bathroom and a separate utility cupboard with space for a washing machine.

One of the property's most appealing features is its substantial private southerly facing rear garden. Extending to approximately 80 feet, the garden offers an excellent combination of lawn, patio areas and space for outdoor dining and relaxation.

Situated within the first section of the garden is a detached insulated garden room, complete with lighting, heating and internet infrastructure, providing a versatile additional space ideally suited to use as a home office, studio or hobby room.

Further benefits include a private driveway with off-road parking for two vehicles, a share of the freehold and a new 999-year lease to be granted upon completion.

Offered for sale with no forward chain, this attractive garden flat combines spacious ground floor accommodation with exceptional outdoor space in a sought-after Christchurch location close to shops, river walls and bus stops.







- Ground Floor Garden Flat with Private Entrance
- No Forward Chain
- Approx 80ft Private Rear Garden
- Log Cabin/Home Office
- Spacious Open-Plan Kitchen/Living Area
- Newly Fitted Bathroom
- Private Driveway Parking for Two Cars
- Close to Shops, River Walks and Bus Routes
- Pets Allowed
- Council Tax Band: B - EPC Rating: D













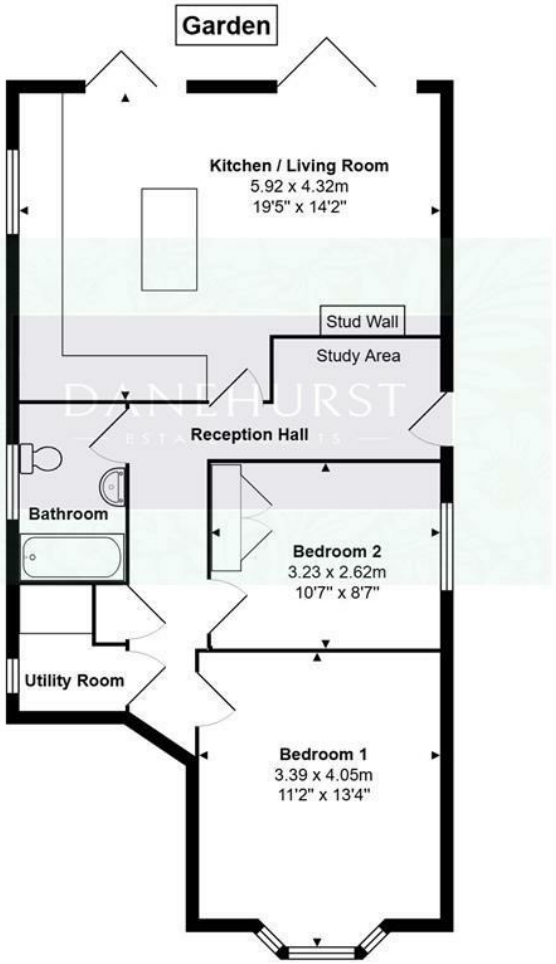


Location

Jumpers Avenue is a popular residential location within easy reach of Christchurch town centre, offering a wide selection of independent shops, cafés, restaurants and everyday amenities. Christchurch railway station provides convenient connections to Bournemouth, Southampton and London Waterloo, whilst the nearby River Stour offers picturesque riverside walks. St Catherine's Hill provides further opportunities for walking and enjoying the outdoors, with Castlepoint Shopping Centre also within easy reach. The A338 Wessex Way provides convenient road links towards Bournemouth, Ringwood and Southampton.



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Total Area: 65.0 m² ... 700 ft²

All measurements are approximate and for display purposes only


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