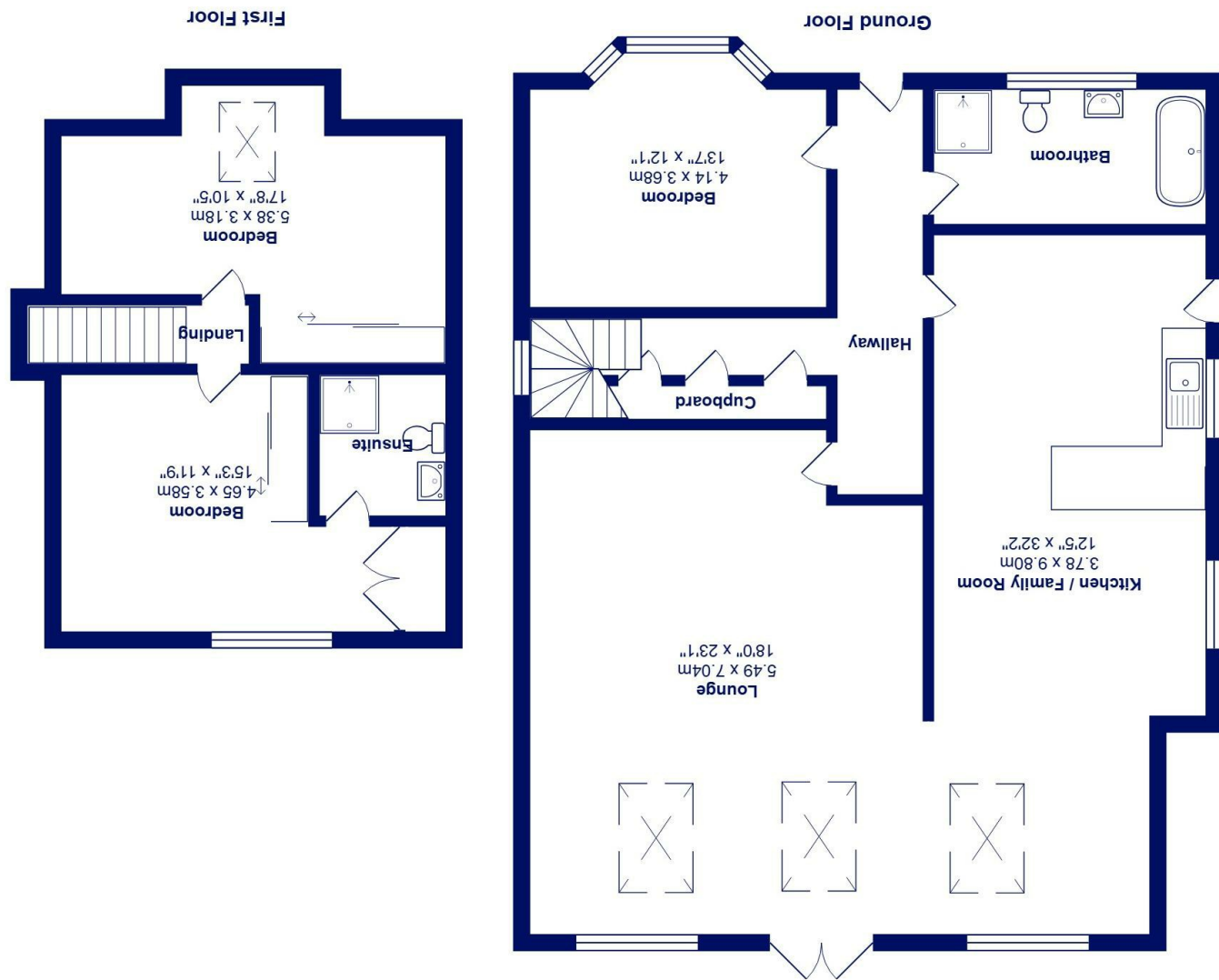


All measurements are approximate and for display purposes only  
Total Area: 149.1 m<sup>2</sup> ... 1605 ft<sup>2</sup>



12 Hurn Road, Christchurch, BH23 2RN £699,950

**Mitchells**  
1963 — TODAY

An immaculate and spacious detached chalet of nearly 1600 sqft located in the sought after area of West Christchurch set back from the road with a large sweeping driveway providing ample off road parking. This lovely home features stunning open plan living accommodation, a fantastic home office/ garden building and is positioned on a generous south facing plot with landscaped garden, large car port/storage, solar panels and EV charger.

Situated within walking distance of Christchurch Town Centre, St Catherine's Hill, mainline railway station and the catchment area for the highly sought after Twynham School.

- Spacious detached chalet of nearly 1600 sqft
- Master bedroom with ensuite shower room and fitted wardrobes
- Two further double bedrooms ( one ground floor )
- Modern four-piece family bathroom
- Stunning open plan kitchen/dining/family room
- Large lounge with doors opening onto the garden
- Garden building with sliding doors and utility area
- South facing garden with large storage shed
- Sweeping driveway and parking for multiple cars
- Car port / storage, EV charger and solar panels

EPC Rating Band: B  
Council Tax Band: E  
Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

