



2 Princess Avenue

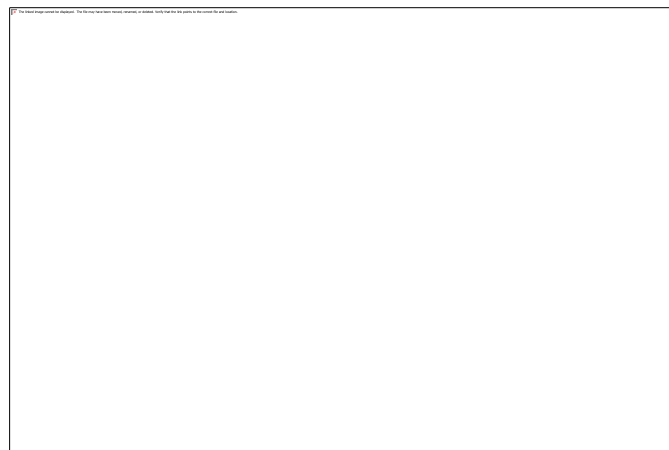
DenisonS

# 2 Princess Avenue

Christchurch, BH23 1DB

£865,000

A BEAUTIFULLY REFURBISHED 1930S DETACHED HOME OFFERING A RARE OPPORTUNITY TO OWN A PIECE OF CHARACTER AND CHARM IN A PRIME LOCATION. This impressive property boasts three/four well-sized bedrooms and has been recently renovated to an exceptionally high standard, while tastefully preserving many original period features, including characterful fireplaces and a wood-burning stove. Internally, the home has undergone extensive improvements, including new carpets throughout, restored chimneys, and the careful refurbishment of the original panelled doors and elegant staircase. Practical upgrades include new electrics, new radiators, a new combi boiler, double-glazed flush-fit windows in keeping with the original style, and 400mm loft insulation—ensuring both style and energy efficiency throughout. The heart of the home is a brand-new fitted kitchen, complete with high-quality integrated appliances, designed for both functionality and style. This is complemented by a separate utility room for added convenience. The property also features a new, modern downstairs shower room and a beautifully finished bathroom upstairs, offering flexible and comfortable family living. Outside, the property enjoys a large rear garden perfect for relaxing or entertaining, featuring a delightful summer house with electric/power that could serve as a study, home office, or outside bar. There is also off-road parking for multiple vehicles. Perfectly situated just a short stroll to Christchurch Quay, the historic town centre, and a variety of independent shops, cafés, and restaurants, the property also falls within the catchment area for all local well-regarded schools, making it ideal for families. Christchurch is a picturesque and historic coastal town, famous for its natural harbour, riverside setting, and the magnificent Christchurch Priory, which dates back over 900 years. The town blends rich heritage with modern amenities, offering a vibrant yet peaceful lifestyle. This exceptional home is offered to the market with no onward chain, presenting a unique opportunity for discerning buyers seeking a perfect mix of character, quality, and convenience.



**Hallway**

**Bedroom Four 11' 7" x 9' 7" (3.53m x 2.92m)**

**Lounge 12' 0" x 13' 10" (3.65m x 4.21m)**

**Shower Room**

**Kitchen 11' 5" x 9' 7" (3.48m x 2.92m)**

**Breakfast Room 12' 0" x 5' 9" (3.65m x 1.75m)**

**Utility Room**

**Landing**

**Bathroom**

**Bedroom Three 12' 0" x 6' 8" (3.65m x 2.03m)**

**Bedroom Two 11' 7" x 9' 7" (3.53m x 2.92m)**

**Bedroom One 12' 0" x 13' 0" (3.65m x 3.96m)**

**Parking**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 107.8 m<sup>2</sup> ... 1161 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

