



2 Princess Avenue

DenisonS

2 Princess Avenue

Christchurch, BH23 1DB

£797,500

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 generous bedrooms and two reception rooms 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.



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

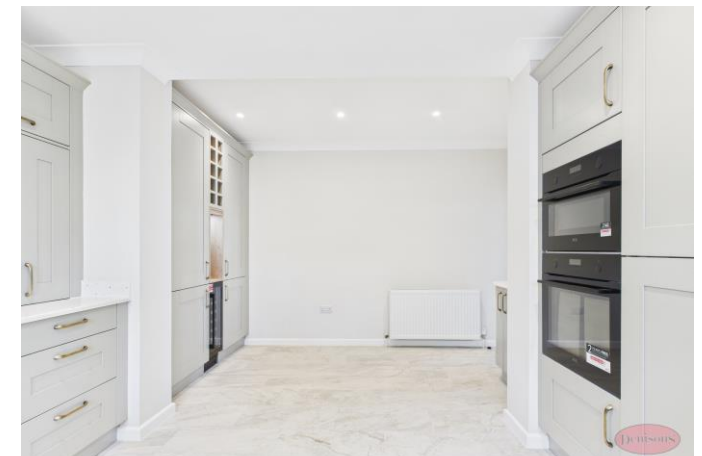
Bathroom

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

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

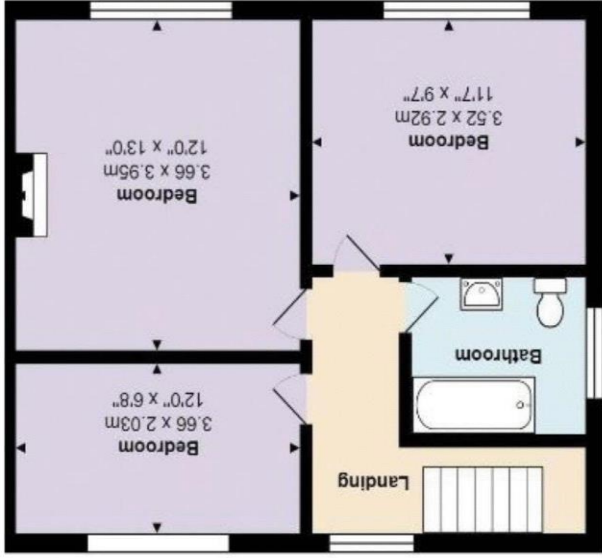
Bedroom One 12' 0" x 13' 0" (3.65m x 3.96m)

Parking



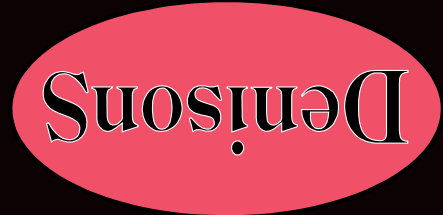


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		61 D	
			73 C



Total Area: 107.8 m² ... 1161 ft²

All measurements are approximate and for display purposes only



Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

www.denisons.com

Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@denisons.com

Christchurch
12 Castle Street, Christchurch BH23 1DT
01202 484748
christchurch@denisons.com