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PROTECTED

These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

88 HURN ROAD
CHRISTCHURCH   BH23 2RP

Price £680,000
Freehold

OFFERING SPACIOUS AND VERSATILE ACCOMMODATION THIS EXTENDED CHALET IS SITUATED IN THE DESIRABLE DISTRICT OF WEST CHRISTCHURCH, BEING CLOSE TO LOCAL SHOPS, AMENITIES, BEAUTIFUL WOODLAND WALKS ON NEARBY ST CATHERINE'S HILL AND EXCELLENT TRANSPORT LINKS.

The accommodation comprises attractive Entrance Hall, Lounge, 2 ground floor Bedrooms, ground floor shower room, modern Kitchen and large Conservatory. Then to the first floor there are 2 further spacious double Bedrooms one with a modern en-suite Shower room and a further modern Family Bathroom.
THE PROPERTY OFFERS BENEFITS WHICH INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, ATTRACTIVE REAR GARDENS OFFERING AN EXCELLENT AMOUNT OF PRIVACY, AMPLE OFF ROAD PARKING AND A DETACHED ANNEX WHICH COULD BE UTILISED FOR AN AIR BNB, OFFICE OR FOR A DEPENDANT RELATIVE. THE ANNEX HAS A GOOD SIZE LIVING/STUDIO WITH KITCHENETTE & EN-SUITE SHOWER ROOM.

*WE UNDERSTAND THE PROPERTY IS BEING OFFERED WITH NO FORWARD CHAIN.*

- **DETACHED EXTENDED CHALET PLUS ANNEX**

- **MODERN FIXTURES AND FITTINGS THROUGHOUT**

- **UTILITY SPACE**

- **4 DOUBLE BEDROOMS**

- **3 BATHROOM/SHOWER ROOMS (1 EN-SUITE)**

- **VERSATILE ACCOMMODATION**

- **AMPLE OFF ROAD PARKING**

- **DOUBLE GLAZING & GAS FIRED CENTRAL HEATING**

- **LOUNGE. LARGE CONSERVATORY**

- **POPULAR LOCATION – TWYNHAM CATCHMENT**

- **CLOSE TO LOCAL SHOPS AND AMENITIES**

- **ATTRACTIVE GARDENS**

- **POTENTIALLY NO FORWARD CHAIN**

VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order.   All measurements are approximate and are for guidance only.

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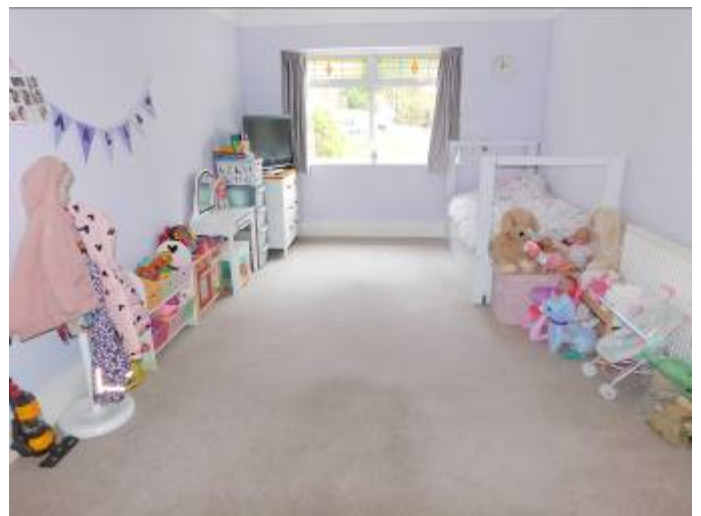
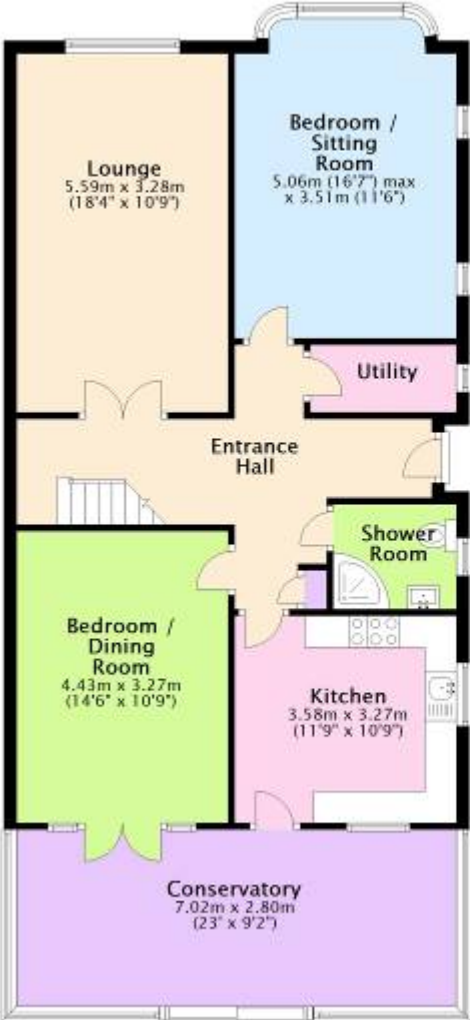# 88 HURN ROAD, CHRISTCHURCH BH23 2RP

88 HURN ROAD, CHRISTCHURCH   BH23 2RP

Ground Floor
Approx. 107.3 sq. metres (1154.7 sq. feet)

Lounge
5.59m x 3.28m
(18'4" x 10'9")

Bedroom / Sitting Room
5.06m (16'7") max
x 3.51m (11'6")

Utility

Entrance Hall

Shower Room

Bedroom / Dining Room
4.43m x 3.27m
(14'6" x 10'9")

Kitchen
3.58m x 3.27m
(11'9" x 10'9")

Conservatory
7.02m x 2.80m
(23' x 9'2")

First Floor
Approx. 56.4 sq. metres (606.6 sq. feet)

Bedroom

Landing

En-suite
1.90m x 1.54m
(6'3" x 5'1")

Bathroom
2.33m x 1.90m
(7'8" x 6'3")

Bedroom
4.46m x 4.41m
(14'8" x 14'6")
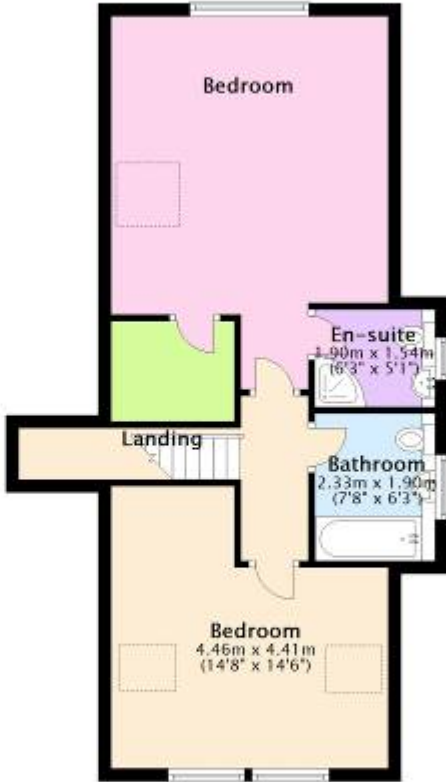
Annex
Approx. 18.0 sq. metres (193.7 sq. feet)

Shower Room

Annex Studio
4.99m x 2.89m
(16'4" x 9'6")

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