

33b Jumpers Avenue

Christchurch, BH23 2ER

SPENCERS







A deceptively spacious and highly versatile detached bungalow, ideally positioned in a popular residential part of Christchurch, convenient for the town centre, local amenities and transport links, and believed to fall within the sought-after Twynham School catchment area. The property offers generous and flexible single-storey accommodation, together with the valuable addition of a substantial self-contained annexe.

The Property

The entrance porch opens into the main hallway, which provides access to the principal rooms of the house.

The main living space is an impressive open-plan kitchen, dining and sitting room, designed to create a sociable and practical hub for everyday living. The kitchen is fitted with a comprehensive range of contemporary units and a central island, while the adjoining dining and sitting areas provide ample space for both entertaining and relaxation. Bi-folding doors open directly onto the rear garden, allowing plenty of natural light and creating an easy flow between the interior and outside space.

A separate family room offers an additional reception area and could equally serve as a snug, home office or playroom, depending on requirements.

There are three well-proportioned bedrooms within the main house, including a generous principal bedroom and two further bedrooms suitable for family, guests or home-working use.

The bathroom is fitted with a contemporary suite comprising a freestanding bath, separate shower, twin wash basins and WC.

£600,000

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The Property Continued…

A particular feature of the property is the self-contained annexe, which has its own entrance, enclosed patio garden and provides highly versatile additional accommodation.

This includes a spacious living/bedroom, a separate fitted kitchen and a shower room, making it ideal for extended family, visiting guests, multi-generational living, home working or, subject to the necessary consents and regulations, potential Airbnb or holiday-let use.

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Floor Plan

Approximate Gross Internal Areas

Main Dwelling: 117.8 sqm / 1268.0 sqft
Annexe: 36.8 sqm / 396.0 sqft

Total Approximate Gross Area: 154.6 sqm / 1664.0 sqft

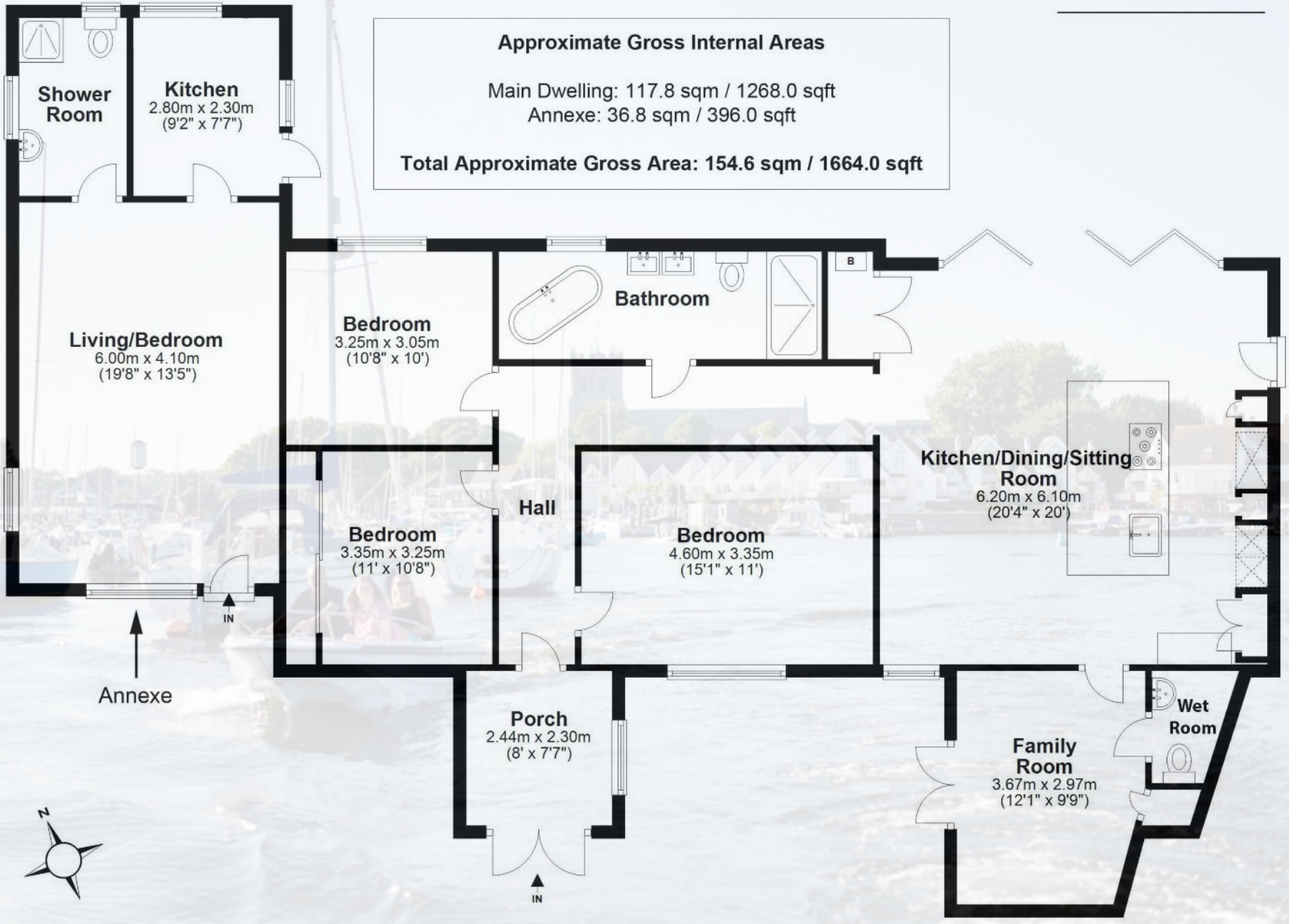


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.







To the rear, the garden also enjoys the particular benefit of a private access gate leading directly into the recreation grounds behind, providing immediate access to open green space.

Grounds & Gardens

Outside, the rear garden offers a good degree of privacy and is arranged for relatively easy maintenance. A generous decked area provides an excellent space for outdoor seating and entertaining, while mature trees beyond create an attractive backdrop. A private gate from the garden leads directly into the recreation grounds behind, offering convenient access to open space and adding further appeal for families, dog walkers and those who enjoy the outdoors.

Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: D Current: 67 Potential: 81

Services: All mains services connected
Heating: Gas central heating
Property Construction: Traditional brick and block
Flood Risk: Very low
Parking: Private driveway

Broadband: FTTP - Fibre to the property directly.
Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





The Situation

Christchurch is an historic market town located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west.

This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th century castle ruins.

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

The town attracts retirees, families and the active. Christchurch Harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

Property ranges from character family homes and modern chalets to quayside developments. Communications are good: train services from Christchurch's mainline station take around two hours into London while the A35 provides access to road networks.

Points of Interest

St Catherines Hill	0.9 miles
Christchurch Train Station	1.0 miles
Christchurch Town Centre	1.2 miles
Twynham Primary School	1.4 miles
Twynham School	1.8 miles
Christchurch Quay	1.9 miles
Captains Club Hotel	1.9 miles
Southbourne Beach	2.9 miles
Bournemouth Airport	3.0 miles
Harbour Hotel & Spa	3.2 miles
Bournemouth Centre	5.6 miles
London 2 hours by train	104 miles



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