

**OFFERED FOR SALE WITH VACANT POSSESSION AND HAVING THE  
BENEFIT OF A DOUBLE GARAGE AND SHORT WALK TO AVON BEACH**

**7 Wessex Close,  
Princess Park, Christchurch, Dorset BH23 4SS**



**PRICE: £460,000**

**Viewing:** By appointment only via Slades Estate Agents.  
7 Castle Street, Christchurch, Dorset BH23 1DP  
Tel: **(01202) 474202** or email: [enquiries@sladeschristchurch.co.uk](mailto:enquiries@sladeschristchurch.co.uk)

**Directional Note:** From the main roundabout in Christchurch take the dual carriageway to the A36 roundabout. Take the Highcliffe Rd exit and continue to the next roundabout taking the 3rd turning into The Runway. Turn 1st left into Wellesley Ave and Wessex Close is the 2nd cul-de-sac turning on the right-hand side.

A substantial 4 bedroom family home situated in a cul-de-sac with a wooded aspect to the rear on the popular Princess Park development on the edge of Christchurch within easy reach of both Christchurch and Highcliffe Town Centres. Also near by is Sainsburys Superstore, Avon Beach and Christchurch Harbour.

Offered with vacant possession, benefits include: gas central heating, double glazing, spacious conservatory, driveway with off road parking for several cars, detached garage and secluded rear garden with attractive wooded aspect.

The accommodation in detail comprises with approximate room sizes:-

Frosted double glazed entrance door to:

**ENTRANCE HALL:** Double glazed window to side. Radiator.

**STUDY: 8'3" x 7'3" (2.51m x 2.21m).** Double glazed window to front. Radiator.

**LOUNGE/DINING ROOM: Lounge Area: 15'10" x 15'10" (4.83m x 4.83m).** 2 double radiators. Double glazed bay window to front. Archway to: **Dining Area: 9'8" x 8'1" (2.95m x 2.46m).** Double radiator. Wall mounted 'British Gas' thermostat. Double glazed sliding patio doors to:

**CONSERVATORY: 13'4" x 10'5" (4.06m x 3.18m).** Of double glazed construction with clear glass pitched roof. Ceramic tiled floor. 'Dimplex' electric heater. Twin double glazed French doors to patio/rear garden.

**KITCHEN: 14'2" x 8' (4.32m x 2.44m).** Range of fitted white base and eye-level units with worktop space over. Concealed lighting. Fully tiled walls. Ceramic tiled floor. 2 double glazed windows to rear. Frosted double glazed door to right-hand side. 2 ceiling striplights. Integrated 'AEG' 4-ring burner ceramic hob with stainless steel canopy over. One and a half bowl single drainer sink with mixer tap. 'Indesit' double fan-assisted oven/grill. Space and plumbing for dishwasher.

**INNER HALL:** Ceramic tiled floor.

**UTILITY ROOM: 8'8" x 7'5" (2.64m x 2.26m).** Range of base level storage cupboard with fully tiled walls, double glazed window to right-hand side. Wall mounted 'Glow Worm Ultimate' gas boiler. 3 ceiling spotlights. Space and plumbing for washing machine.

**CLOAKS/SHOWER ROOM:** Fitted suite comprising pedestal wash hand basin and close coupled w.c. Fully tiled walls. Ceramic tiled floor. Mirror fronted medicine cabinet. 2 spotlights. Frosted double glazed window to right-hand side. Radiator. Walk-in fully tiled shower cubicle with 'Aqualisa' fitted shower. Eye-level extractor fan.

From the Lounge Area, open tread stairs to:

## **FIRST FLOOR**

**LANDING:** Double glazed window to right-hand side. Ceiling smoke alarm. Hatch to roof space. Airing/storage cupboard housing factory lagged hot water cylinder, fitted immersion, slatted shelving, 'Iflo' programmer.

**BEDROOM ONE: 11' (3.35m) plus 2' (0.61m) wardrobe recess x 9'7" (2.92m).** Double glazed window to front. Radiator. Range of built-in wardrobes, 2 mirror-fronted doors, shelving and double hanging rails. 2 bedside cabinets, eye-level cupboards over. 6-drawer base level cupboard. 4 ceiling spotlights.

**BEDROOM TWO: 10'2" (3.1m) plus 2' (0.61m) wardrobe recess x 8'2" (2.49m).** Double glazed window to front. Radiator. Range of built-in wardrobes, 2 mirror-fronted doors, shelving and double hanging rails. 7-drawer base level cupboard. 4 ceiling spotlights.

**BEDROOM THREE: 9'2" (2.79m) plus 2' (0.61m) wardrobe recess x 9'1" (2.77m).** Double glazed window to rear. Radiator. Range of built-in wardrobes, 2 mirror-fronted doors, shelving and double hanging rails. 2 bedside cabinets with eye-level cupboards over. 4 ceiling spotlights.

**BEDROOM FOUR: 7' x 6' (2.13m x 1.83m).** Double glazed window to front. Radiator.

**BATHROOM:** Fitted white suite comprising panelled spa bath with fitted 'Mira' shower, rail and curtain. Vanity basin with mixer tap/pop-up waste. Enclosed w.c. Ladder style radiator. Frosted double glazed window to rear and fitted blinds.

## OUTSIDE

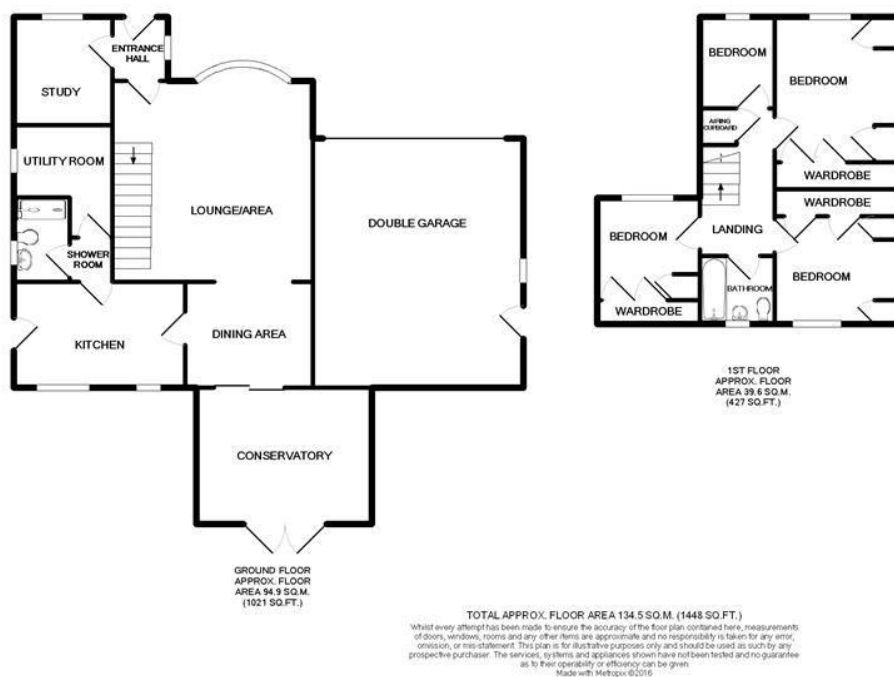
The property is situated in a cul-de-sac location within easy reach of Avon Beach. The front garden is laid with a mature rockery with shrubs and conifers. Outside light. Driveway to left-hand side with OFF ROAD PARKING FOR SEVERAL CARS.

**ATTACHED DOUBLE GARAGE: 18'9" x 15'10" (5.72m x 4.83m).** Electrically powered up and over door. Pitched roof. Power and light. Window. Personal door to left-hand side.

To the left-hand side of the property is a block paved patio and large aluminium framed GREENHOUSE. To the right-hand side is a single timber gate with block paved path. Outside security light.

The rear garden enjoys a wooded aspect to the rear with a large block paved patio, shaped lawn, shrub and flower borders. Outside tap. Detached SHED. Rear single timber gate to shared pathway.

## COUNCIL TAX BAND: E



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

