



Connells

1 The Beams The Grove
Christchurch

1 The Beams The Grove Christchurch BH23 2HA

for sale offers in excess of
£400,000



Property Description

Connells Southbourne are delighted to offer this beautiful family home which offers a blend of modern living and convenience. Boasting three bedrooms, including an en-suite alongside a family bathroom, this home provides ample space for a growing family or those seeking extra room and looking for their next step on the ladder.

The ground floor features a convenient cloakroom, adding to the practicality of the layout. The heart of the home is undoubtedly the open-plan kitchen/sitting/dining room, creating a sociable and versatile space perfect for entertaining, family meals, and relaxation. Stepping outside, the low-maintenance garden offers a tranquil escape without the burden of extensive upkeep.

Perfectly positioned, this property is only 1.3 miles from the vibrant Christchurch Town Centre, with its array of shops, cafes, and amenities, and just 1 mile from Christchurch Railway Station, providing excellent transport links. This home offers a fantastic opportunity to embrace a comfortable and connected lifestyle and is ideally situated for the Twynham catchment and the town's other sought-after schools.

Viewing is advised to appreciate all that this stunning home has to offer!

Approach

Accessed via a timber gate, a block paved

driveway leads to the side entrance, where a double glazed door opens into the entrance hall. This space has been adapted into a beautiful garden area, which has the benefit of being South facing.

Entrance Hall

Under floor heating throughout. Door to ground floor cloakroom and sitting room. LVT throughout the ground floor.

Cloakroom

Side aspect obscure glazed window. Wash hand basin with vanity unit, tiled splashbacks. Low level WC.

Under Stairs Storage

11' x 2' 9" (3.35m x 0.84m)

Currently set up as a pantry, this versatile space has power and light and space and plumbing for a washing machine. Alarm panel.

Open Plan Kitchen/Sitting Room

20' 6" x 18' (6.25m x 5.49m)

Underfloor heating throughout.

Sitting Area

Double glazed window to the front aspect. TV and telephone points. Patio door to the garden.

Kitchen Area

Obscure glazed window to the side. Fitted with contemporary modern high gloss Dove Grey handle-less soft close cabinets with Portman stone Sergio Carrara polished quartz worktops over incorporating a breakfast bar. Inset 1.5 bowl stainless steel sink, grooved work-surface, and chef tap. Fully integrated Neff oven, 4 burner Neff gas hob with Neff extractor over. Fully integrated dishwasher and fridge freezer.

First Floor Landing

Double height ceiling on the stairs and landing with a skylight for extra natural light. Access to loft hatch with pull down ladder. Underfloor heating throughout the upstairs. Doors to all rooms.

Bedroom One

15' 11" x 8' 9" (4.85m x 2.67m)

Front aspect tinted glass window. TV point. Door to;

En Suite

Side aspect obscure glazed window. Suite comprising large shower cubicle with rainfall shower, vanity wash hand basin and WC . Part tiled.

Bedroom Two

11' 6" x 8' 7" (3.51m x 2.62m)

Front aspect tinted glass window.

Bedroom Three

8' 9" x 8' 5" (2.67m x 2.57m)

Front aspect double glazed window. Currently

set up as a dressing room but would be equally great as a home office or single bedroom.

Bathroom

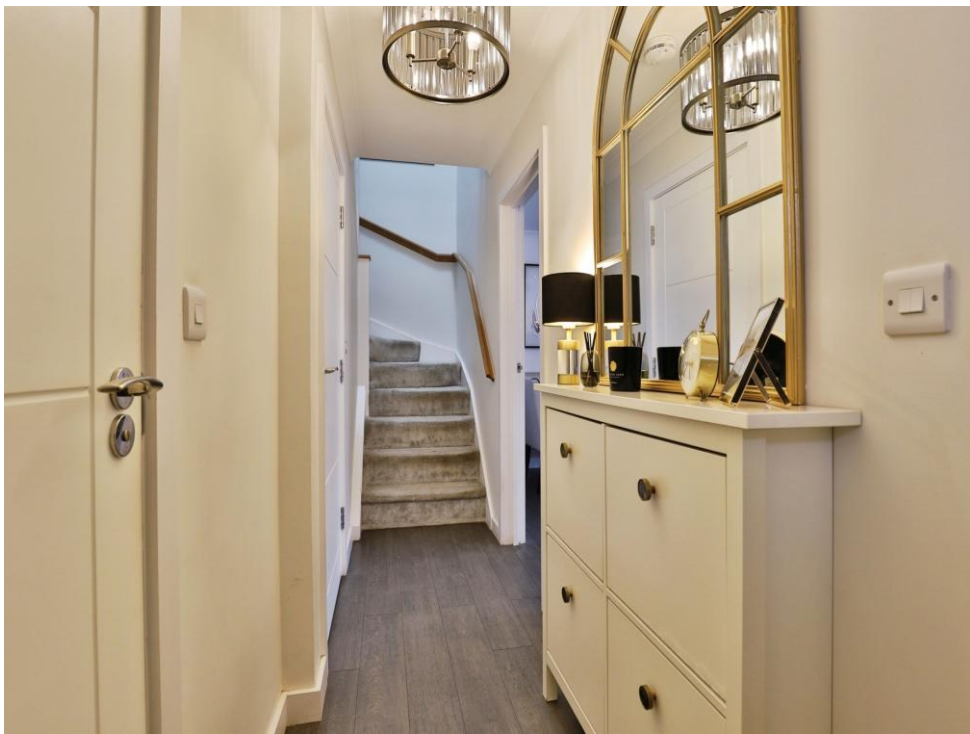
Three piece suite comprising panel end bath with rainfall shower, vanity wash hand basin and WC.

Agents Notes;

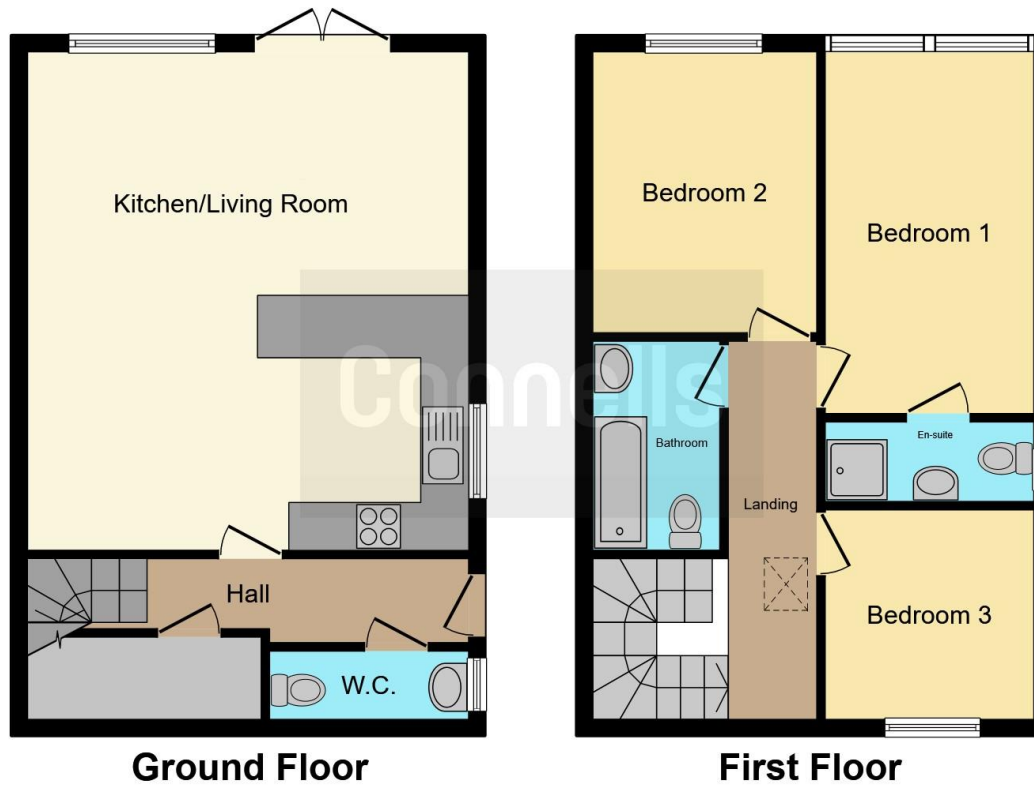
Council Tax Band: D - BCP Council

Warranties - 4 years remaining of the 10 year New Build ICW warranty









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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73 Southbourne Grove
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SBN304726



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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