

TYNHAM COURT CHRISTCHURCH, BH23 1BL





Guide Price £450,000 FREEHOLD

A gorgeous, detached barn conversion in this exclusive enclave in the heart of Christchurch. Set behind electric security gates and forming part of this delightful, courtyard style development, this stunning property carefully fuses original character features with modern style fittings and enjoys a lovely outlook towards the castle ruins.

The current owners have meticulously refurbished this property and have altered the first floor to now incorporate a stylish cathedral style dormer that really enhances the living space and also leads to a south facing balcony. The inside has been sympathetically updated and now features stylish fittings throughout with light and airy living space and immaculate décor with the outside space including a super balcony, private courtyard, storage shed, communal garden and two allocated parking spaces. This is a really lovely property that is quite unique and would make a perfect 'lock and leave' holiday home.

TWO BEDROOMS • GROUND FLOOR SHOWER ROOM • NEWLY FITTED KITCHEN
VAULTED KITCHEN/LIVING SPACE • COURTYARD • BALCONY
ALLOCATED PARKING FOR TWO CARS • OVER 55's ONLY



The Property

- Brilliant town centre location yet incredibly quiet and secure, with the Priory, Quay and award winning pubs/restaurants on your doorstep
- Split level accommodation that totals about 620 sq ft
- Vaulted, open plan kitchen/living space on the first floor which is flooded with all day sunshine being both south and westerly facing
- Newly fitted kitchen with integrated appliances and quartz worktops, with excellent storage
- Two ground floor bedrooms, both with fitted wardrobes and access to the courtyard from bedroom two
- Designer fittings in the ground floor shower room with quality sanitary ware and tiling
- Gas fired central heating, double glazed windows, quality internal doors and floor coverings
- Service charge £1600 pa which covers building insurance, all external decorations and repairs to the houses as well as window cleaning and garden/grounds maintenance
- Council Tax Band 'D' - £2093.92
- EPC rating 'D'





Location

Christchurch is a beautiful, vibrant and historic town with its 11th century priory, quay/harbour, ancient castle ruins and various shops, cafes, restaurants and bars. The Town is well served for transport links with a main line railway station to London/Waterloo being just under 2 hours and Bournemouth International Airport about 5 miles distant. Excellent infant, junior and senior schools are also within easy reach as is the stunning the New Forest National Park.



Ground Floor

First Floor



Total Area: 57.1 m² ... 615 ft² (excluding balcony)

All measurements are approximate and for display purposes only







Cambridge House, 112-114 Stanpit, Christchurch, Dorset BH23 3ND mudford@mitchells-estateagents.co.uk

01202 499295
mitchells.uk.com