



**Fahren**  
ESTATE AGENTS

44 Hurn Road, Christchurch, BH23 2RW  
Guide Price £525,000 Freehold

AUTHENTIC ~ PASSIONATE ~ PROFESSIONAL  
Tel: 01202 551022 | Email: [castlelane@fahren.co.uk](mailto:castlelane@fahren.co.uk) | Web:  
[www.fahren.co.uk](http://www.fahren.co.uk)

## Hurn Road, Christchurch

Guide Price £525,000

Detached Chalet Bungalow | Close to St. Catherine's Hill | Approx. 400ft rear garden | Full renovation required | Three bedrooms | Ground-floor shower room | First-floor En-Suite Bathroom | Walk-in wardrobe/storage & loft | Detached garage/workshop | Scope to extend/remodel (STPP)



0



Detached Bungalow



3



1453 sqft (135 sqm)



1



Freehold





## Hurn Road, Christchurch

Guide Price £525,000

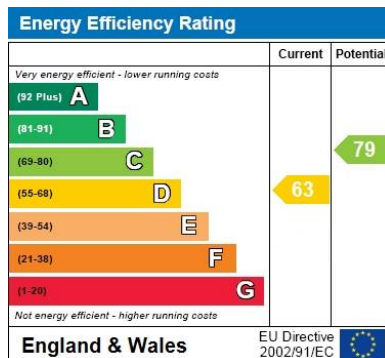
Set in a sought-after location close to St. Catherine's Hill, this detached chalet bungalow presents an exceptional opportunity for anyone seeking a renovation project with outstanding potential. The property occupies a generous plot featuring an impressive rear garden of approximately 400ft, offering space, privacy, and endless possibilities for extension or landscaping, subject to planning consent.

The accommodation is arranged over two floors and provides versatile living space ideal for a growing family or those looking to create their forever home. On the ground floor, there is a welcoming reception room with scope to open up into a modern, open-plan layout, a functional kitchen ready for refurbishment, and a convenient ground-floor shower room and two bedrooms. On the first floor there is an open plan living/bedroom along with an en-suite bathroom. The landing provides access to a walk-in wardrobe or storage area and

additional loft space, offering further potential for conversion or extended storage.

Outside, the property truly shines. The substantial rear garden, extending to around 400ft, provides a wonderful opportunity for keen gardeners, families, or those simply looking for outdoor space to relax and entertain. The plot size also offers excellent potential for future extension or redevelopment, subject to the necessary permissions.

Situated within easy reach of Christchurch town centre, the property enjoys close proximity to local shops, cafés, and schools, as well as excellent transport links, including Christchurch railway station and access to the A35. Nature lovers will appreciate being just moments from St. Catherine's Hill, a beautiful nature reserve offering scenic woodland walks and panoramic views.



# Fahren

Connect with us



If you would like to book a viewing or find out how much your property is worth please contact us

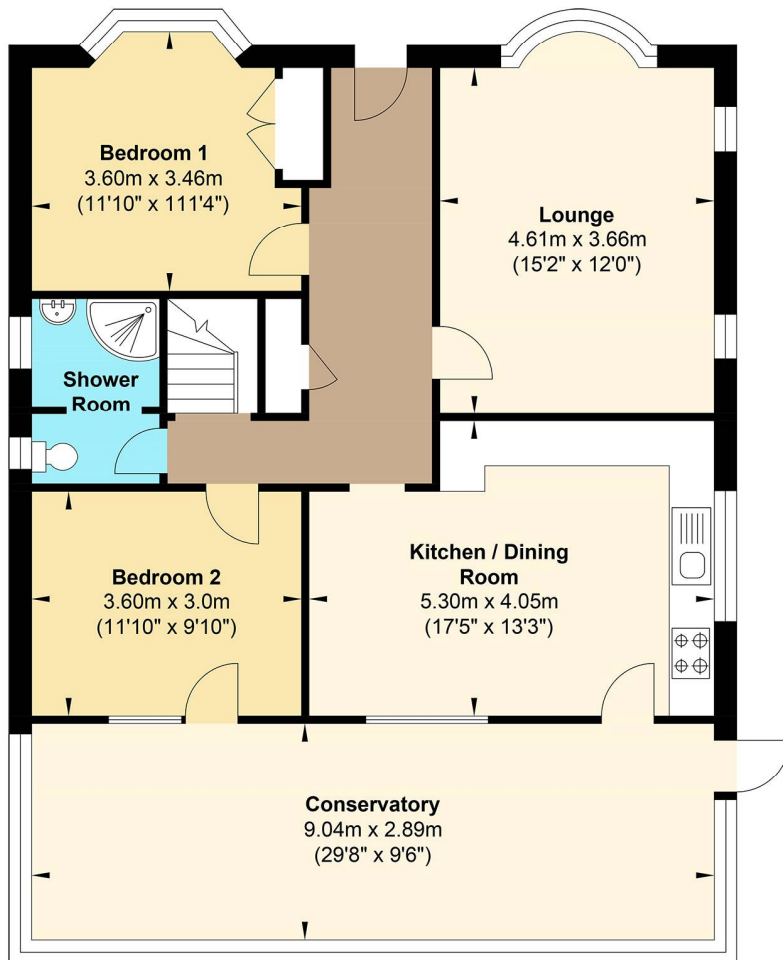
Tel: 01202 551022

Email: [inf@fahren.co.uk](mailto:inf@fahren.co.uk)

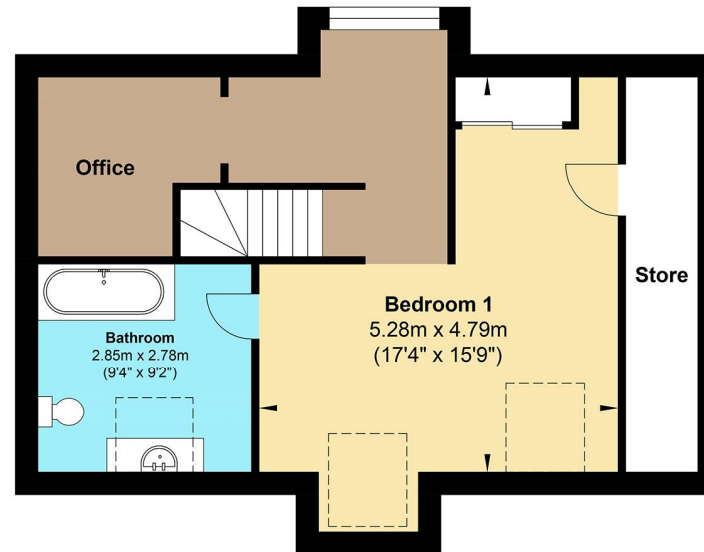
Web: [www.fahren.co.uk](http://www.fahren.co.uk)



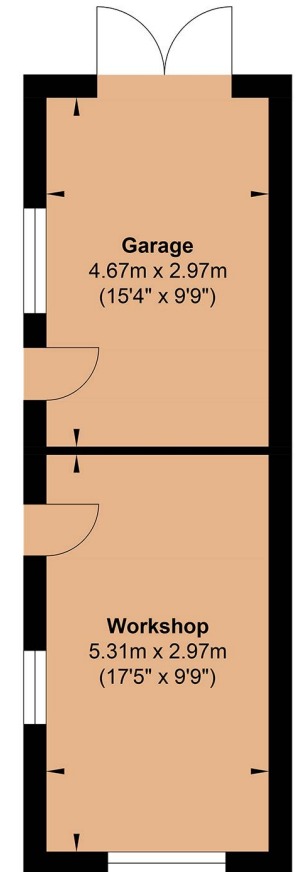




**Ground Floor**



**First Floor**



**Gross Internal Floor Area : 185.86 m2 ... 2000.58 ft2**

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.