Arcadia Road, Christchurch BH23 2JF

£499,000

MOLLARO

## A SPACIOUS BUNGALOW SET ON A GENEROUSLY SIZED CORNER PLOT WITH EXPANSIVE GARDEN AND DETACHED GARAGE, OFFERING EXCELLENT FUTURE POTENTIAL

Occupying a substantial corner plot (spanning both numbers 17 and 19 in the road) and set in a sought-after part of Christchurch, this spacious detached bungalow presents a rare opportunity to acquire a  home with outstanding scope for enhancement, extension or redevelopment (subject to any necessary planning permissions). Offered with vacant possession and no forward chain, the property is ideal for families, developers or those looking to create a bespoke home.

Originally built in 1946 and under the present ownership for over the past 40 plus years, the bungalow offers generous and versatile accommodation comprising a delightful living room, a bright and spacious kitchen/breakfast room leading to a sun room overlooking the garden, three well proportioned bedrooms, a family bathroom and the added convenience of an additional WC. The centrally located L-shaped entrance hallway benefits from a generous width, which may be suitable for accommodating a staircase to a first floor loft conversion (STP) thanks to the sizeable loft area and high pitch of the roof.

The garden is a standout feature of the property, offering a wonderful space to enjoy, with lawn and patio areas, a greenhouse and two sizeable storage sheds, offering endless possibilities for keen gardeners or those wishing to further enhance the grounds. A gated driveway provides off-road parking and leads to a detached pitched roof garage complete with light and power.

The property's generously sized plot offers excellent potential to extend the existing accommodation, convert the loft into additional living space, or even explore the possibility of constructing an additional dwelling or replacing/remodelling the existing property, all subject to the relevant planning consents.

Situated in one of Christchurch's most popular residential locations, the property enjoys convenient access to the historic town centre, renowned for its picturesque quay, independent shops, cafés and restaurants. Beautiful beaches at Mudeford and Avon Beach are also not far away, while excellent transport links, highly regarded schools and nearby countryside make this an outstanding location for a wide range of buyers.

This is a rarely available opportunity to secure a home in an excellent location with exciting future potential.

# KEY FEATURES

- Spacious Detached Bungalow Built 1946
- Generously Sized Corner Plot
- Three Bedrooms, Living Room & Kitchen/Breakfast Room
- Bathroom & Additional WC
- Expansive Garden with Greenhouse & Sheds
- Driveway & Detached Garage with Lights & Power
- Excellent Potential to Extend or Convert Loft (STP)
- Possibility of an Additional or Replacement Dwelling (STP)
- Sought-After Location & Conveniently Positioned
- Vacant Possession & No Forward Chain

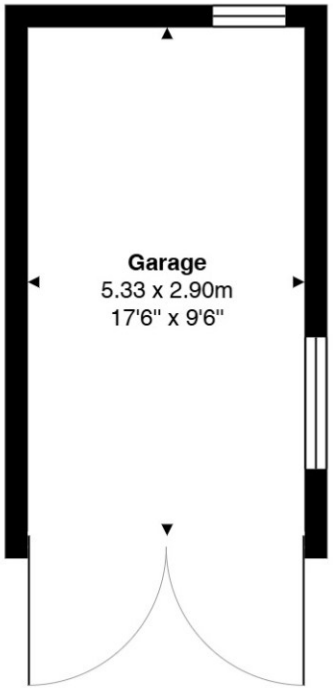
# ADDITIONAL INFORMATION

## Dimensions
Please See Floorplan

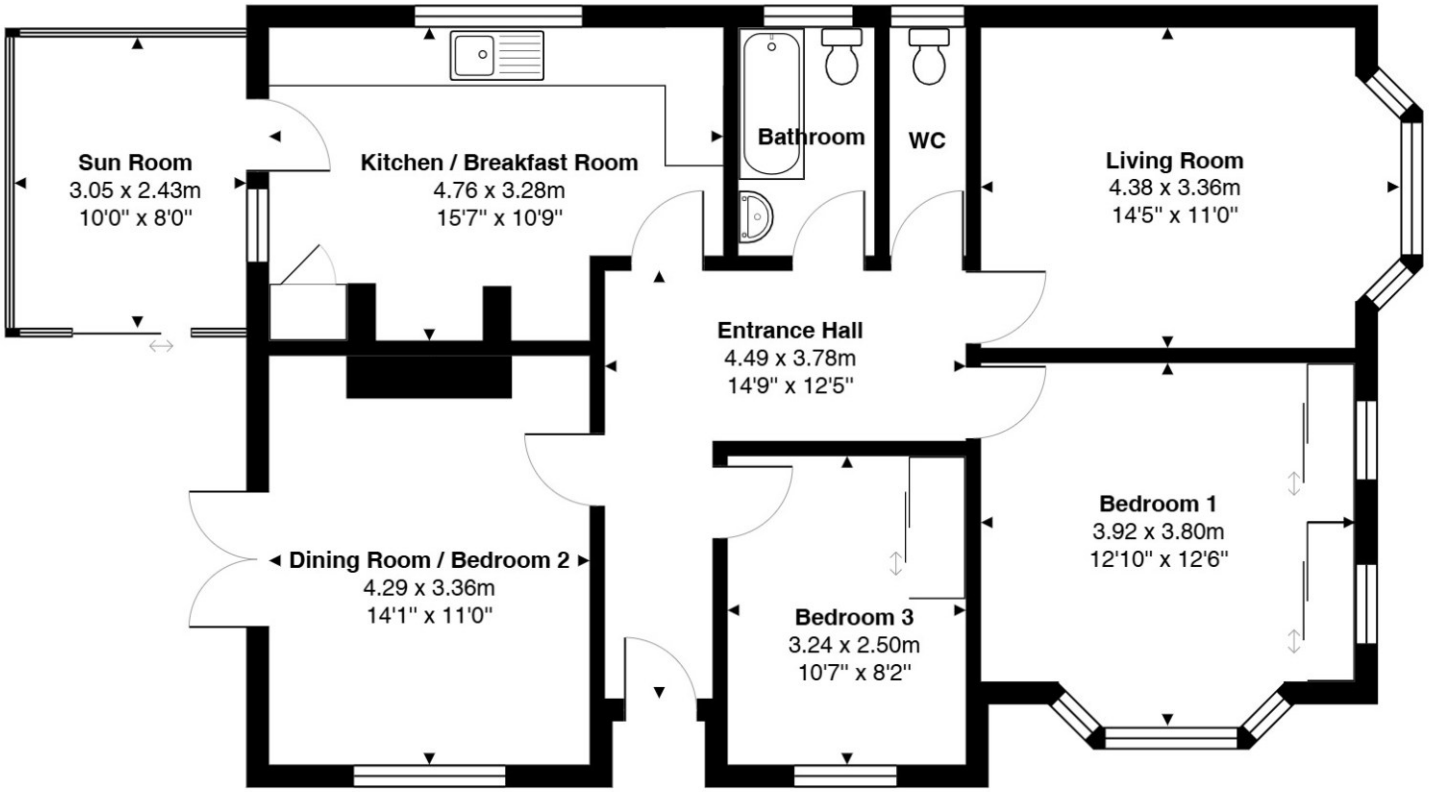
## Tenure
Freehold

## Council Tax
Band D - BCP Council

# FLOORPLAN




**Garage**
Area: 15.5 m² ... 166 ft²

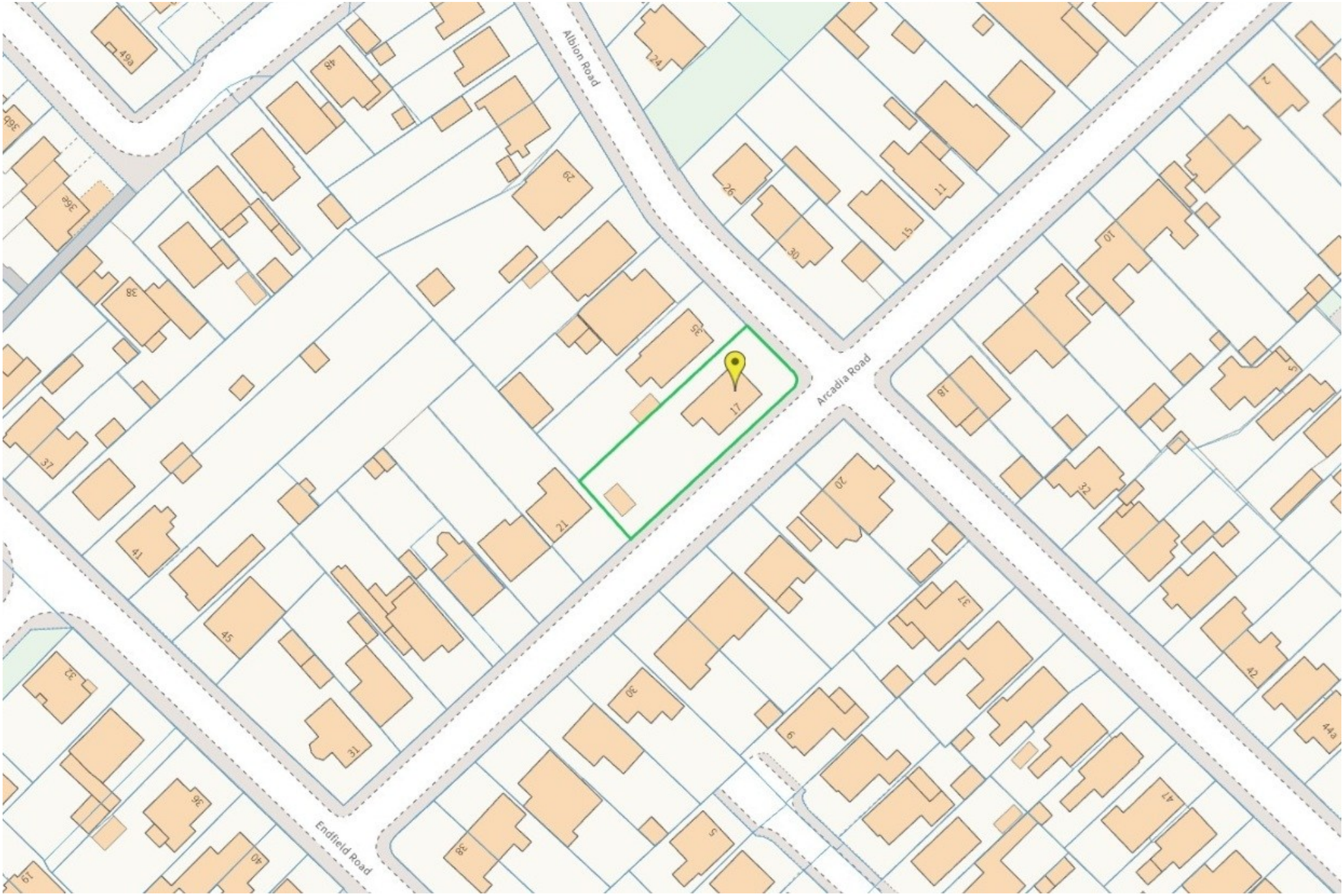


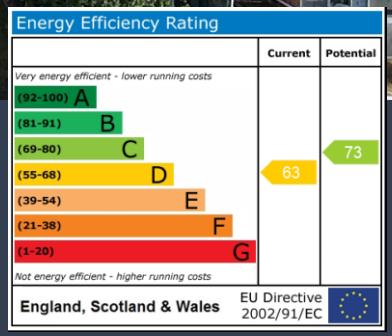

**Ground Floor**
Area: 93.3 m² ... 1005 ft²

Total Area: 108.8 m² ... 1171 ft²

All measurements are approximate and for display purposes only

# SITE PLAN






# Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR
01202 80 50 90 ▪ hello@mollaro.com

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