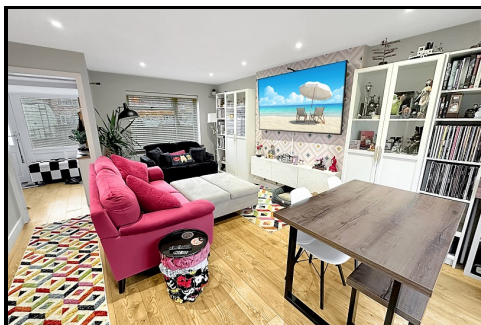




77 Everest Road, Christchurch, Dorset. BH23 3AZ

£342,750



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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A superb three bedroom house with large rear garden situated close to local schools and shopping facilities as well as the A35 for commuters. The property is in stunning condition throughout with bright and modern accommodation, a fully fitted Kitchen and recently refurbished Shower Room with contemporary Brass fittings and underfloor heating. Further there is a large Summer House at the rear of the garden with Pergola covered seating area, currently utilised as a Home Pub by the owners, but offering a multitude of uses including Home Office as it has light and power running to it. Viewing of this brilliant family home must be done in order to fully appreciate what is on offer.



ENTRANCE HALL

Composite entrance door with UPVC opaque double glazed inserts leading from outside into this spacious reception area. Windows to three sides, engineered wood flooring, inset LED ceiling spotlights, wall mounted panelled radiator, stairs to first floor and opening through to the:

LIVING/DINING ROOM

A lovely and bright dual aspect room with large UPVC double glazed window to the front and a set of double glazed doors to the rear overlooking and leading out onto the rear garden. Continuation of the engineered wood flooring, provision for large wall hung television, numerous inset LED ceiling spotlights, wall mounted double panelled radiator. Opening through to the:

KITCHEN

Fitted with an excellent array of base and wall mounted cupboards with areas of square edges stone effect laminate work surface over. Inset four ring ceramic hob, large filter extractor canopy over and waist level double oven adjacent with further micro/combi oven above. Inset composite one and half bowl sink unit with drainer adjacent and mixer tap over. Space for wine chiller. Integrated fridge/freezer and full size dishwasher, space for washing machine. Tiled splash back and part tiled walls, numerous inset LED ceiling spotlights. Door to front lobby which houses the Glow Worm gas fired combination boiler and also has a further UPVC door which leads outside. To the rear of the Kitchen there is then a UPVC double glazed door to the:



REAR LOBBY

Space for tumble dryer with work top over, UPVC double glazed windows to two sides and a UPVC double glazed door leading outside into the rear garden.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Access into the roof space via hatch with pull down ladder, doors to all first floor rooms.



BEDROOM 1

Situated to the front of the property with a good sized UPVC double glazed window to the front, recessed built-in wardrobe over the stairs housing hanging space and shelving, provision for wall mounted television, attractive half panelled feature wall, ceiling light point, power points, wall mounted panelled radiator.

BEDROOM 2

Situated to the rear of the property with a lovely outlook down the garden via a UPVC double glazed window, provision for wall hung television, ceiling light point, wall mounted panelled radiator, power points, ample space for fitted or freestanding bedroom furniture.



BEDROOM 3

Situated to the front of the property and benefitting a UPVC double glazed window to the front aspect, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted panelled radiator.

SHOWER ROOM

Refitted with a high quality suite comprising large walk-in shower cubicle with Brass fittings including a rainforest shower head and personal hand shower attachment, large surface mounted wash hand basin with vanity unit beneath and mixer tap over, hidden cistern style low level flush WC, large LED backlit mirror, wall mounted towel radiator, UPVC opaque double glazed window to rear, fully tiled walls and floor, underfloor heating, inset LED ceiling spotlights.

OUTSIDE

The rear garden is a magnificent feature of the property benefitting from a good sized timber decked area immediately abutting the rear of the property and then stepping down onto an area of artificial lawn. A paved pathway runs along side this and is bordered to one side by low maintenance slate chipping and stone border. Beyond this there is then a further area of lawn with a gate extending at the rear to the large Summer House which is currently arranged as a Home Pub with a pergola covered seating area and fully powered and lit and therefore offering a multitude of uses to the new owner.



THE APPROACH

The property is approached via a green space which then leads to a gated driveway area laid to washed gravel and a pedestrian gated access to the side.

CAR PARKING

Car Parking is provided to the unallocated bays to the front of the property.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West heading towards Christchurch and at the Hoburne roundabout head straight over and again at the Sainsbury's roundabout onto the Christchurch Bypass/A35. Two thirds of the way down just after the footbridge you will find Burton Road on the left hand side. Turn here and then first left onto Everest Road and follow almost to the end where the property will be found on the left hand side and is signified by our For Sale board.



PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

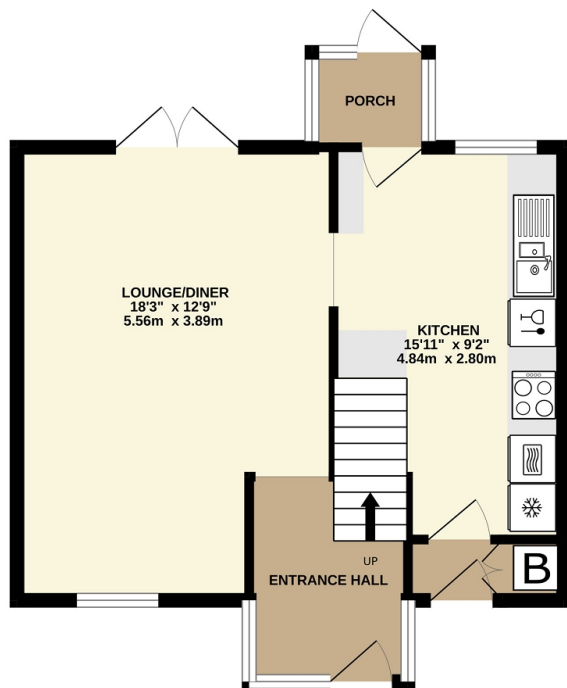
The EPC rating for this property is C73

AGENTS NOTE

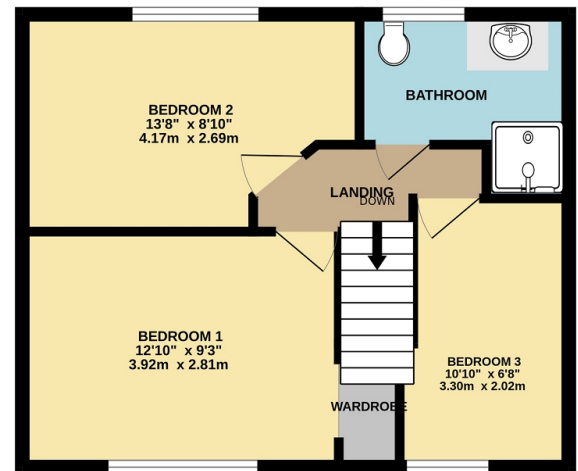
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.