



Christchurch Drive, Blackwater

MARTIN&CO 

Christchurch Drive, Blackwater

- Development potential
- No onward chain
- Garage and parking
- Separate adjacent plot included in sale
- Popular residential location

A well-presented three-bedroom end-terrace home in Blackwater, offering spacious living and excellent off-street parking for up to three vehicles. The property includes an adjacent development plot with previous planning permission for a separate three-bedroom dwelling (18/01992/FUL). Offered with no onward chain, it presents a rare opportunity for homebuyers and investors alike.

Situated on the sought-after Christchurch Drive in the heart of Blackwater, this well-presented end-terrace house offers a rare and versatile opportunity for homebuyers and investors alike. With three generously sized bedrooms and a bright, inviting reception room, the property provides comfortable and flexible living ideal for families, first-time buyers, or those seeking a peaceful



residential setting.

The home features a conveniently located bathroom and benefits from excellent off-street parking for up to three vehicles — a highly desirable feature in this popular neighbourhood. Offered with no onward chain, the sale allows for a smooth and expedited purchase process.

What truly distinguishes this property is the inclusion of an adjacent development plot, offering remarkable potential for future growth or investment. A previous planning application 18/01992/FUL was submitted to Hart District Council for the construction of a separate three-bedroom dwelling, highlighting the site's potential for expansion or development (subject to renewal and approval).

Whether you're looking to move into a comfortable and well-located home or capitalise on a valuable development opportunity, this property delivers on both counts. With its prime location, off-road parking, and scope for future enhancement, this is a unique chance to secure a rare offering in the Blackwater area.

Tenure: Freehold
Council Tax: Band C
EPC: D



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Approximate Gross Internal Area = 100.3 sq m / 1080 sq ft (Including Garage)



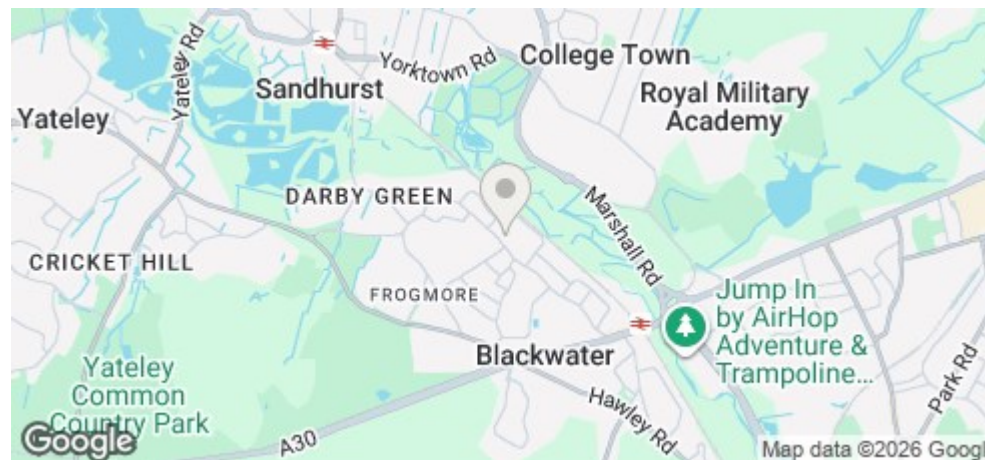
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1212745)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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