



5 Priory Quay

Quay Road, Christchurch, BH23 1DR

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Occupying one of the most premium positions in the heart of Christchurch town centre, this impressive three-bedroom townhouse offers a superb waterside lifestyle

The Property

As you approach this exclusive and private development, you are immediately immersed in the tranquil atmosphere of the waterside and boating lifestyle. The property is accessed via a private driveway leading to the front door.

Upon entry, you are welcomed by a spacious and inviting entrance hallway. From the inner porch and hallway, there is access to a versatile ground floor bedroom or reception room - perfect as a guest bedroom, home office, or second lounge. Sliding patio doors lead out to a delightful east-facing courtyard that overlooks the internal private mooring area, offering a peaceful setting.

Also located on the ground floor is a convenient shower room with WC, wash basin, and shower cubicle, as well as a separate utility room, ideal for additional storage and laundry appliances.

Stairs from the entrance hallway lead up to the first floor, where you'll find a truly impressive open-plan living space. This area spans the entire floor and enjoys a dual aspect, allowing for excellent natural light throughout the day.

At one end is a one step sunken living room area centred around a corner fireplace. Sliding doors lead out onto a spacious south-facing balcony, perfect for alfresco dining or enjoying views across the River Stour and beyond.

£975,000



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Set across three floors and boasting its own private mooring with direct access to the River Stour, the property is just a short walk from Christchurch High Street and its vibrant shops, cafés, and amenities

The Property Continued ...

On the opposite side, there is ample space for a large dining table and chairs, flowing seamlessly into the kitchen. The kitchen features a range of wall-mounted and base units, wrap round work top, and integrated appliances. Another set of sliding patio doors leads out to an east-facing balcony overlooking the private mooring and communal waterside gardens.

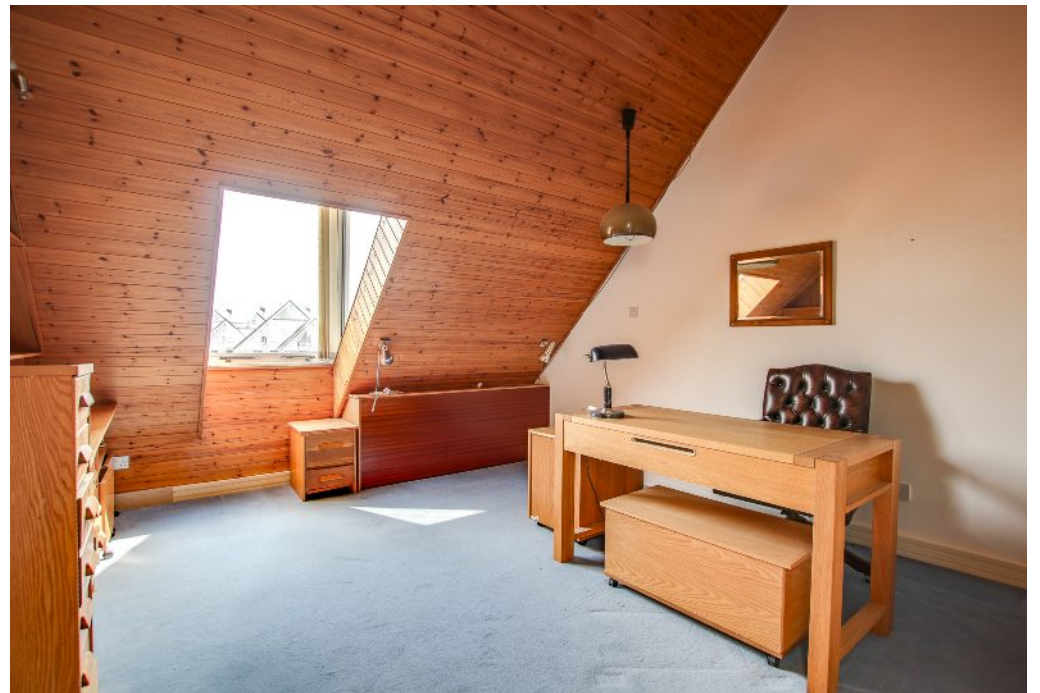
From the living-dining area, another door leads to a staircase to the second floor, where you'll find two generously sized bedrooms—each with its own en-suite.

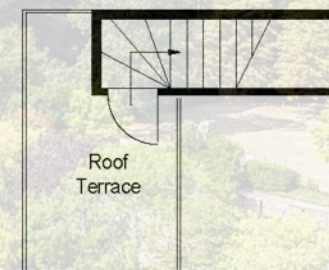
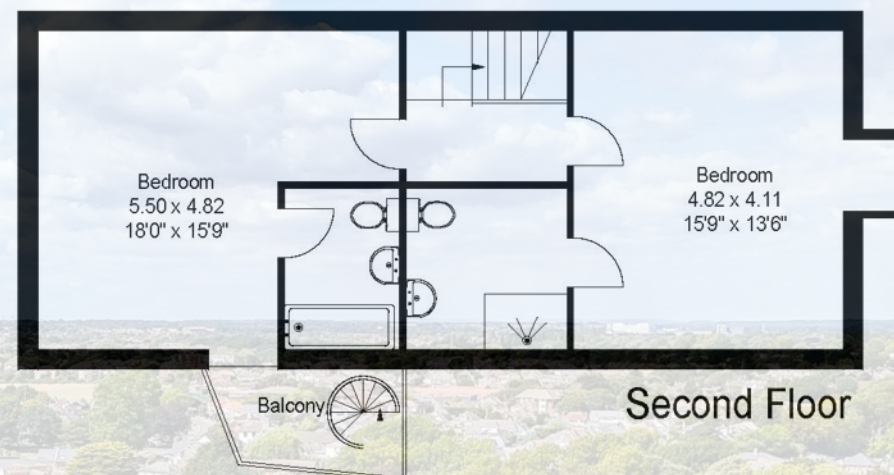
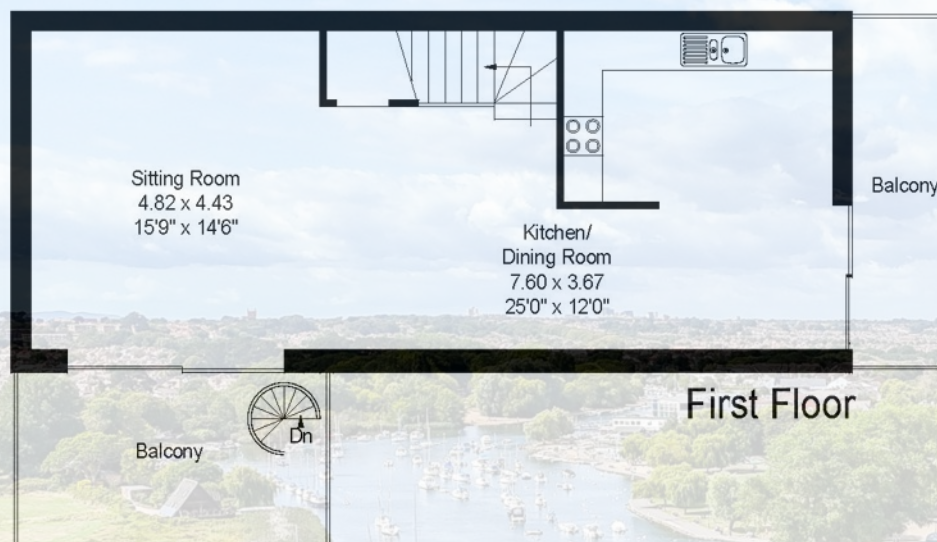
The principal bedroom is a large double with built in storage and access to a private south-facing balcony offering panoramic views over the River Stour and surrounding area. The en-suite bathroom includes a WC, wash basin, and bathtub.

The second bedroom is also a well-proportioned double with built-in storage, an en-suite shower room (comprising WC, wash basin, and shower cubicle), and east-facing views over the mooring area.

From the second-floor landing, stairs lead up to the top floor, which opens out onto a rooftop terrace. This elevated outdoor space offers views over the river, making it the perfect retreat for sunset drinks or peaceful relaxation.







Approximate
Gross Internal Floor Area
Total: 187sq.m. or 2013sq.ft.
(Including Garage)

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NOT TO SCALE**

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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Available now with a fantastic opportunity to purchase a property in this development and to put your own mark on it

Outside

Externally, the property comes with a private mooring located directly off the rear courtyard, offering direct access to the River Stour, Christchurch Harbour, or leading out to the open waters of the South Coast. In addition to multiple balconies, the property benefits from a carport at the front, leading to a useful single garage - ideal for storing watersports equipment or parking. There is also an external spiral staircase that connects the carport to the main balcony and the principal bedroom balcony above, enhancing accessibility and adding to the property's unique charm.

Services

Energy Performance Rating: D Current: 55 Potential: 89
Council Tax Band: G
Tenure: Freehold

Maintenance Charge: £2,400 per annum - covering the upkeep of the common access road and garden area

Services: All mains connected

Broadband: ADSL Copper-based phone landline
Mobile Coverage: No known issues, please contact your provider for further clarity

Parking: Private Driveway & Garage

Restrictions/Covenants: No short term holiday lets





The Local Area

Priory Quay is situated in the heart of the picturesque and historic town of Christchurch; a harbour side town of character and charm located where the Avon and Stour rivers flow into Christchurch Harbour. Positioned between Bournemouth and the New Forest, Christchurch is a lively town with mainline station and a good variety of independents and national brands (such as Waitrose).

It has become something of a foodie destination with cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay. It is also the venue for a popular food and wine festival that attracts some high profile chefs. Other attractions include the priory, castle ruins, nature reserves, nearby beaches and Mudeford Quay with ferry service to Mudeford Spit (with iconic beach huts) and Hengistbury Head. A wide range of activities are available such as cricket, golf and water sports.

Another benefit for families are the schools – rated at least ‘good’ by Ofsted, while Christchurch Infant School, Mudeford Infant and Junior Schools and Twynham comprehensive are all graded ‘outstanding’. An attractive range of property includes architect-designed new builds, fine Georgian houses and modern townhouses, some in waterside locations and with views across Christchurch Harbour.

Points Of Interest

The Boathouse	0.2 Miles
Captains Club Hotel & Spa	0.4 Miles
Twynham School	0.6 Miles
Christchurch Railway Station	0.9 Miles
Christchurch Medical Centre	1.2 Miles
Jetty Restaurant & Christchurch Harbour Hotel	2.2 Miles
St. Catherine's Hill	2.5 Miles
Mudeford Quay	2.6 Miles
The Noisy Lobster	2.6 Miles
Avon Beach	3.2 Miles
Chewton Glen Hotel and Spa	5.6 Miles
New Forest National Park	7.3 Miles



For more information or to arrange a viewing please contact us:

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