



14 Addington Place

*Christchurch, BH23 3BP*

SPENCERS  
COASTAL







*This beautifully presented Georgian-style townhouse featuring four bedrooms. Located in a sought-after development, it offers easy access to Stanpit Marsh and Mudford Quay. The entire property has undergone refurbishment by the current owners and has been meticulously maintained.*

## The Property

Upon entering through the front door, you are welcomed into a spacious entrance hall. On this level, there is also a convenient cloakroom with a WC and basin.

The lounge boasts a bay window overlooking the front of the property, and it connects seamlessly to the open-plan kitchen diner situated at the rear. The kitchen is well-equipped with a breakfast bar, a range of base and eye-level units, fitted appliances, including a range cooker, and ample space for a fridge-freezer.

French doors from the dining area lead out to the low-maintenance rear



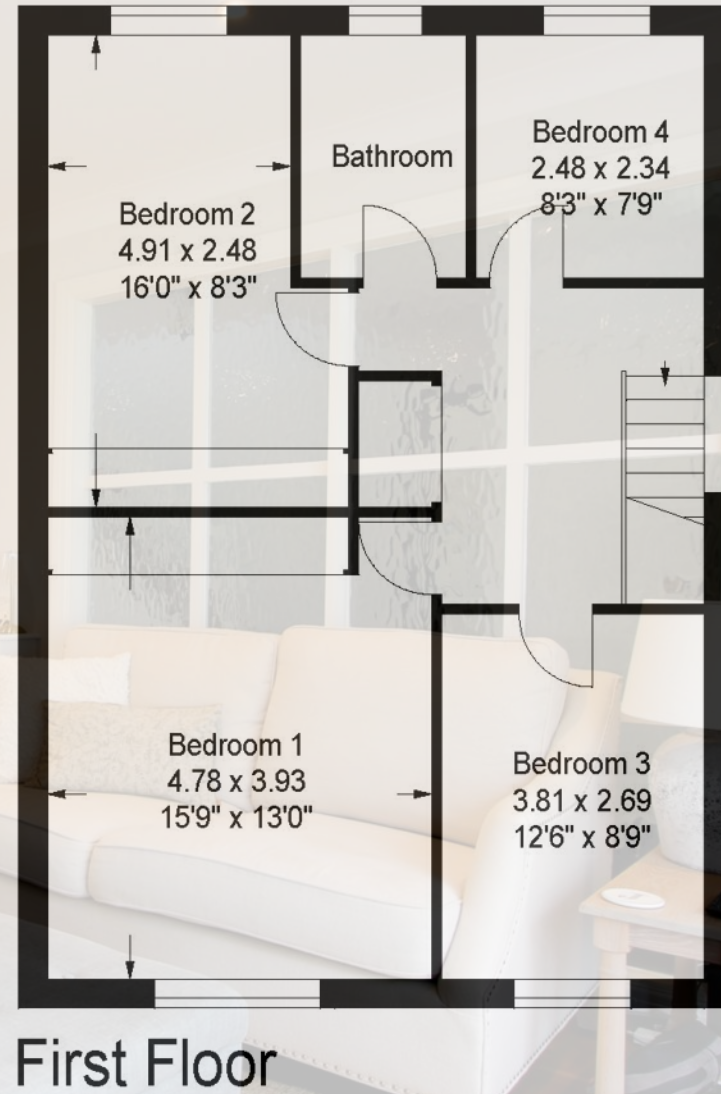
**£499,950 Freehold**





FLOOR PLAN

Approximate  
Gross Internal Floor Area  
Total: 129sq.m. or 1389sq.ft.



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NOT TO SCALE



*This charming property enjoys a prime location in a sought after area*

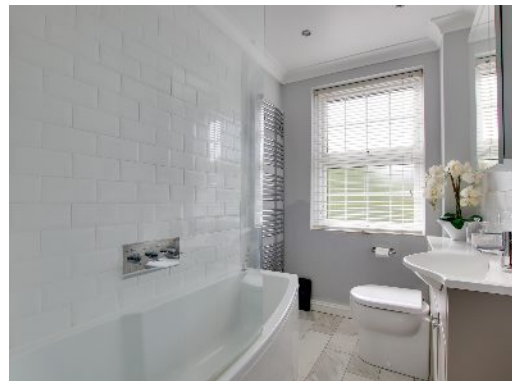
## The Property Continued

Ascend the stairs from the entrance hall to reach the first-floor landing, featuring a convenient airing cupboard.

The property boasts four bedrooms, with built-in storage in three of them.

All bedrooms are beautifully decorated.

The bathroom on this floor is fully equipped with a WC, basin, and bath,



## Property Video

Point your camera at the QR code below to view our professionally produced video.







*The property is a short walk from Stanpit Marsh and Mudeford Quay*

## Outside

This low-maintenance garden features predominantly artificial turf as well as a stylish decked area ideal for entertaining guests.

Conveniently, there is a rear gate allowing access to a single garage situated within a block.

## Services

Energy Efficiency Rating: Current: 73 Potential: 83

Council Tax Band: E

All mains services are connected to the property.

## Points Of Interest

Stanpit Marsh	1.7 Miles
Mudeford Quay	2.3 Miles
Christchurch Town Centre	1.5 Miles
Christchurch Quay	1.9 Miles
Christchurch Train Station	2.7 Miles
Twynham Primary School	3.7 Miles
Twynham School	1.9 Miles
Bournemouth Airport	7.6 Miles





## The Situation

Christchurch is an historic market town located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west. This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th century castle ruins.

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

The town attracts retirees, families and the active. Christchurch Harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

Property ranges from character family homes and modern chalets to quayside developments. Communications are good: train services from Christchurch's mainline station take around two hours into London while the A35 provides access to road networks.

Spencers of The New Forest 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.





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

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