



2 Pitts Deep

*Quay Road, Christchurch, BH23 1BU*

SPENCERS  
COASTAL









*No Forward Chain - A well-appointed three-bedroom residence in the heart of Christchurch, ideally located just steps from the quay and town centre*

## The Property

**\*Guide Price £700,000 - £725,000\*** The bright and airy entrance hallway provides access to all ground floor accommodations and the staircase leading to the first-floor landing.

The spacious living room overlooks the front of the property, offering expansive garden views. A Purbeck stone fireplace adds an attractive focal point to the room.

At the end of the hallway is a modern kitchen, featuring a generous array of cream wall, floor, and drawer units topped with laminate work surfaces and complemented by a tiled splashback. The kitchen also provides ample space for a range-style oven with an extractor fan above.

Moving from the kitchen to the rear of the property, you'll find a practical utility room that provides extra storage and space, along with plumbing for white goods. The utility room also grants access to a ground floor shower room, featuring a wet room-style shower, WC, and handwash basin.

Also adjoining the kitchen is a generously proportioned kitchen-dining room, with a rear door leading to the garden and a feature skylight that floods the space with natural light. This room is currently being used as a ground floor bedroom.

**£700,000**



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*This home offers modern, versatile accommodation, along with off-road parking and a garage*

## The Property Continued ...

Upstairs, there are three bedrooms, two of which are spacious doubles, offering plenty of room for storage and furniture. These bedrooms are served by a three-piece family bathroom, featuring a large corner bath with a shower attachment, WC, and handwash basin, all complemented by fully tiled walls.

## Grounds & Gardens

The property is approached via a paved pathway leading to the front door. The front garden is designed for easy maintenance, featuring a good-sized area of artificial grass bordered by mature hedging.

There is side vehicle access to the garage and parking area, with a gate opening into the private rear courtyard garden.

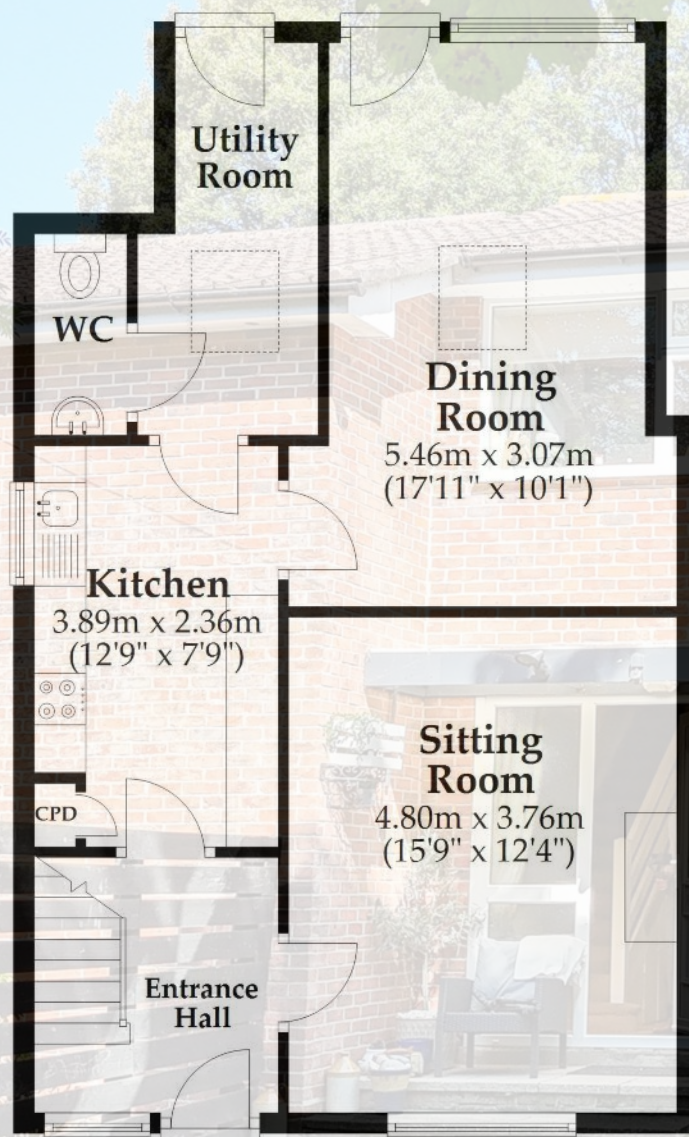




Note: Measurements were not taken  
by LJT Surveying and we cannot  
guarantee their accuracy.

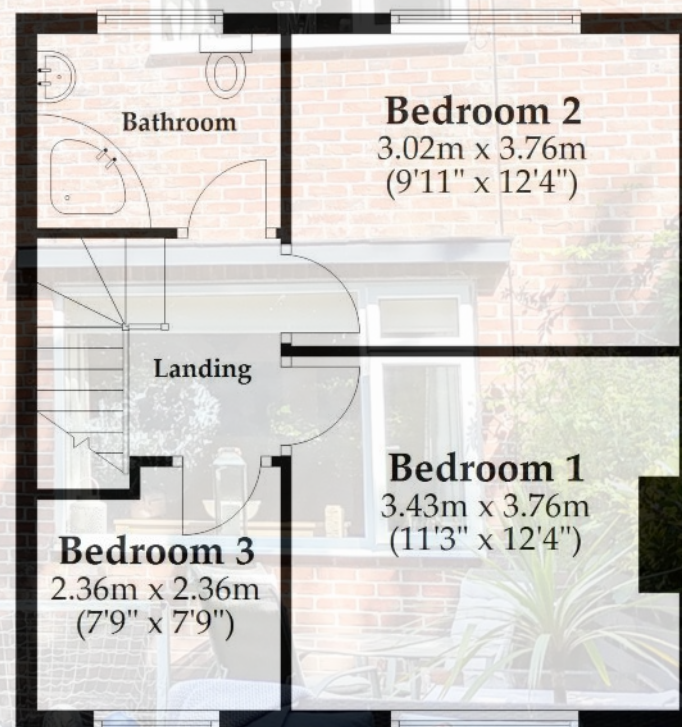
## Ground Floor

Approx. 61.8 sq. metres (665.4 sq. feet)



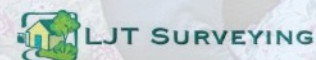
## First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 102.9 sq. metres (1107.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood











## The Situation

The property is situated in the heart of the historic and picturesque area of Christchurch, only a stones-throw from the Quay where the wooden foot ferry leaves for the Mudeford spit and slipway to launch your own SUP, RIB or kayak. Within a few minutes' walk is an excellent selection of shops, restaurants, cafes and pubs including M&S & Waitrose. A lively events calendar includes weekly market, the Regent theatre and events on the Quomps. The property is also walking distance to Christchurch station with mainline trains running between Waterloo and Weymouth. It is therefore well positioned between the New Forest National Park with its vast expanses of heathland and woodland, Hengistbury Head and Bournemouth with its miles of sandy beach, thriving shopping centre and popular grammar schools.

## Services

Energy Performance Rating: C Current: 69 Potential: 83

Council Tax Band: D

Tenure: Freehold

All mains services are connected to the property

## Property Video

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







## The Local Area

Christchurch is a delight; 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’.

## Points Of Interest

St. Catherine's Hill	2.3 Miles
Christchurch Railway Station	0.9 Miles
Twynham School	0.4 Miles
Chewton Glen Hotel and Spa	5.4 Miles
Jetty Restaurant & Christchurch Harbour Hotel	2.3 Miles
Avon Beach	3.3 Miles
Mudeford Quay	2.8 Miles
New Forest National Park	5.4 Miles
The Boathouse	0 Miles
Captains Club Hotel & Spa	0.3 Miles
The Noisy Lobster	2.9 Miles
Christchurch Medical Centre	1.3 Miles

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.





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

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