



97 The Meridians

, Christchurch, BH23 1RA

SPENCERS
COASTAL



A beautifully renovated three-bedroom townhouse, located in a popular waterside development within walking distance of Christchurch town centre and the mainline railway station.

The Property

The storm porch leads into the entrance hallway, granting access to the two ground floor double bedrooms. These bedrooms offer ample space for storage furniture, with bedroom two conveniently opening onto the rear garden.

The bedrooms are serviced by a three-piece family shower room, featuring a large corner shower cubicle, a handwash basin with storage underneath, and a WC, all complemented by tiled flooring.

Also off the hallway is a personal door leading into the integral garage, offering ample storage space and a utility room.

Stairs rise from the hallway to the first floor, opening into a stunning open-plan kitchen, dining, and family area. Engineered oak flooring extends throughout this space, complemented by a wood-burning stove that serves as an attractive focal point. French doors lead to the rear composite decked balcony, and there is also access to the courtyard via a spiral staircase.

The kitchen area features a good range of wall, floor, and drawer units with quality quartz work surfaces, complemented by under-unit lighting. An island adds a useful breakfast bar to the space. Integral appliances include a halogen hob, oven, and dishwasher.

£750,000 Freehold







This property features modern open-plan living, a south-facing garden with a balcony, and includes a 7-meter mooring.

The Property Continued...

Stairs lead to the second-floor landing, providing access to the primary bedroom suite. This bedroom is fitted with a range of built-in wardrobes and features an en-suite bathroom, which includes a stylish freestanding bath with a shower attachment



Property Video

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





Grounds & Gardens

The property is accessed via a block-paved driveway, offering off-road parking and providing access to the integral garage. The rear courtyard gardens have been thoughtfully landscaped for low maintenance, featuring a separate rear access and a spiral staircase leading up to the first floor.

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.

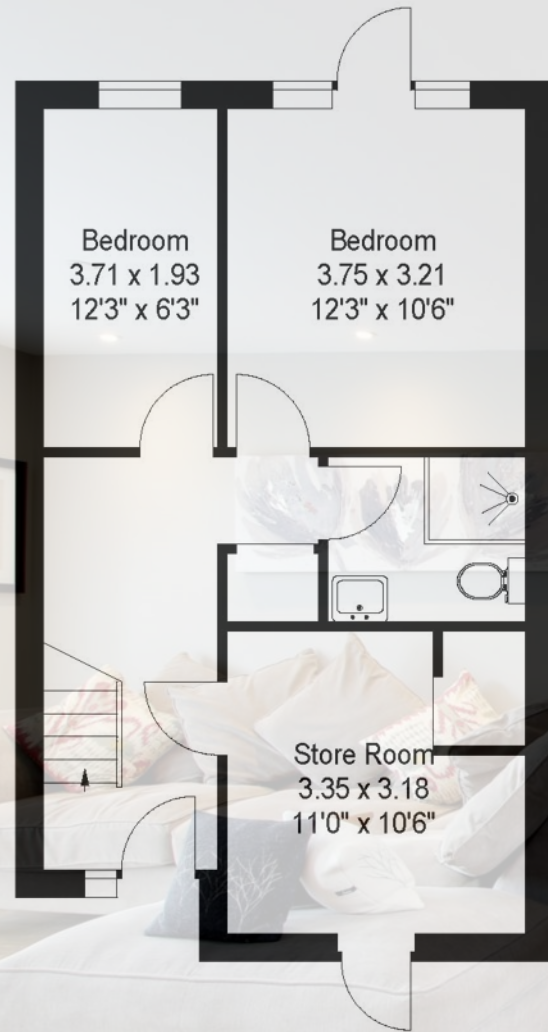
This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th 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.

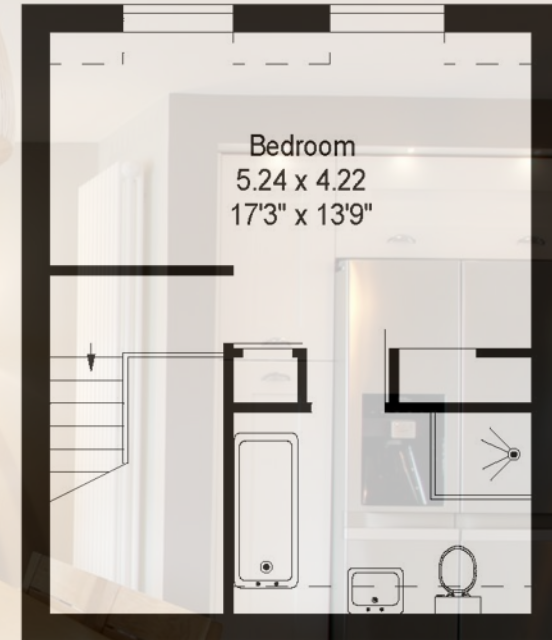
FLOOR PLAN



Ground Floor



First Floor



Second Floor

Approximate
Gross Internal Floor Area
Total: 130sq.m. or 1399sq.ft.
(Including eaves)

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Situated within a sought-after, quiet development on the River Stour and less than a mile away from Christchurch town and train station.

Services

Energy Performance Rating: C Current: 72 Potential: 81

All mains services connected

Points Of Interest

Christchurch Town Centre	0.8 Miles
Christchurch Train Station	0.7 Miles
Riverside Inn	0.3 Miles
Tesco express	0.4 Miles
Southbourne beach	1.5 Miles
Hengistbury Head	1.7 Miles
Castlepoint Shopping Centre	3.5 Miles
Bournemouth Airport	4.4 Miles

Important Information

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 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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