



## 10 Avon Wharf

*Bridge Street, Christchurch, BH23 1DJ*

S P E N C E R S  
COASTAL





*Stylish Three-Bedroom Townhouse with Mooring in the heart of historic Christchurch*

## The Property

Step inside this inviting home and a hallway leads you past a single garage doubling as a handy utility space. Just beyond, a fully tiled downstairs wet room with WC, open shower, and wash basin, is perfect for rinsing off after a day at the beach!

Ascending a flight of stairs brings you into the heart of the home, the kitchen and dining area. Equipped with sleek wall and floor units and stylish SMEG appliances including a double oven, hob, and dishwasher, this house is made for relaxed living. Sliding doors open onto a west-facing sun terrace and rear garden, ideal for evening drinks or alfresco dining under the summer sun.

Continuing to the next level, you'll find a bright and generously proportioned living room positioned at the front of the home. This welcoming room opens onto an east-facing balcony where you can savour your morning coffee while watching paddle boarders drift along the River Avon.

The first bedroom you'll find is a generous double at the rear, offering peaceful garden views and ample built-in wardrobe space, perfect for guests or extra storage. Just next door, the fully tiled family bathroom boasts a luxurious Jacuzzi bath WC, wash basin, and extractor fan.

Up another level, the master bedroom greets you with stunning river views through a large Velux window. Featuring built-in bedroom furniture and flooded with gentle morning light, this tranquil space offers a serene and restful atmosphere.

**£625,000**



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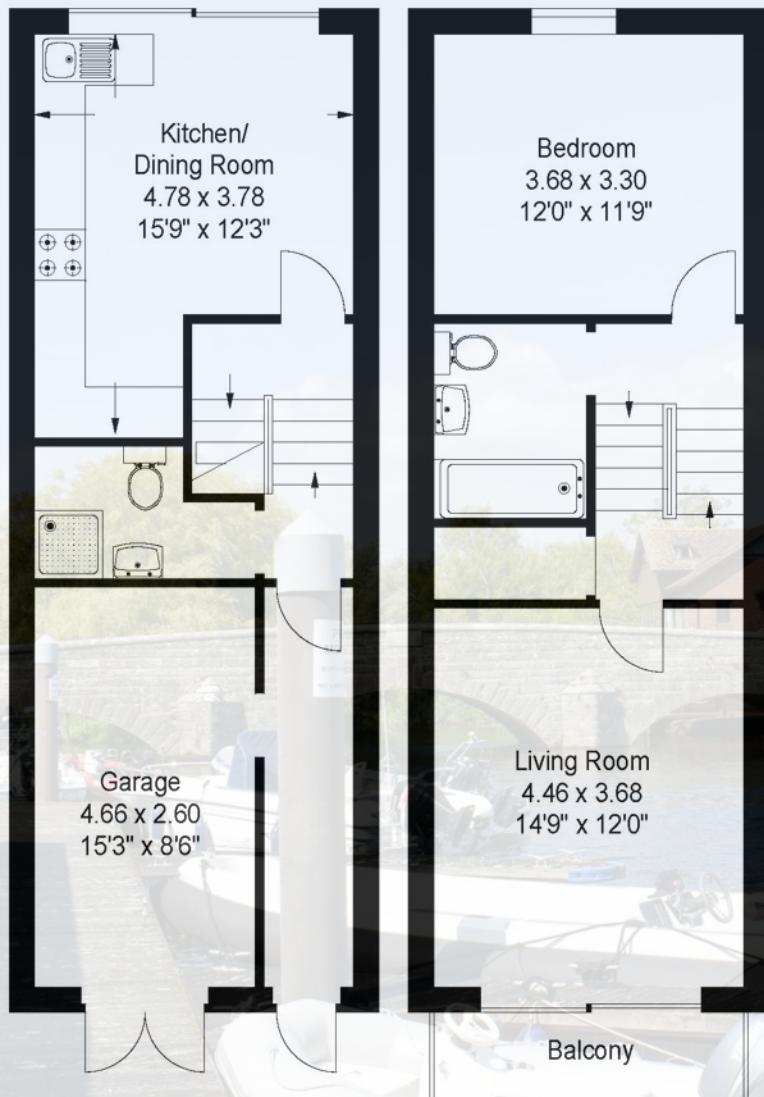


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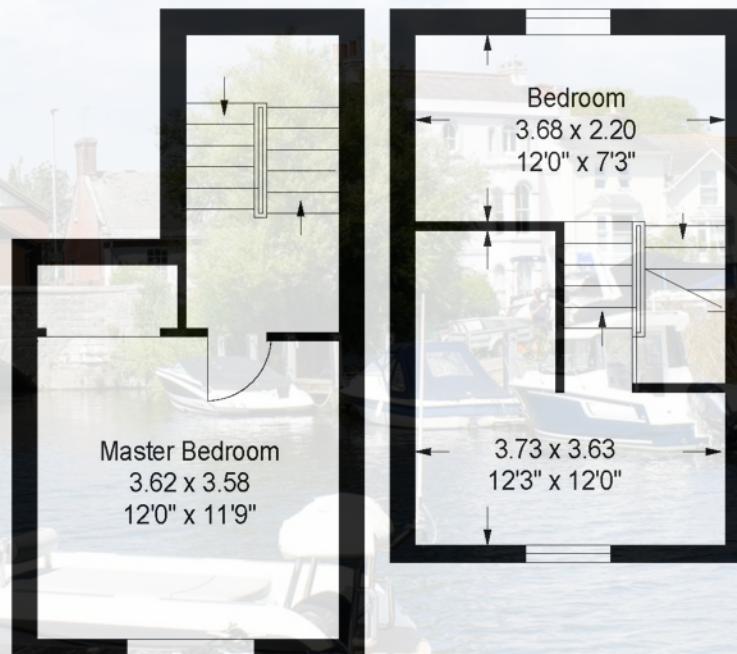
## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 126sq.m. or 1356sq.ft.  
(Including Garage)

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## The Property Continued...

At the very top of the home, you'll find a unique and characterful room with a striking wooden apex ceiling and split across two levels. The lower level features a cosy double bedroom with a west-facing Velux window offering breathtaking views over the historic Christchurch Priory, which has stood for over 1,300 years. Up a few steps, the upper level reveals a second Velux window framing serene views of the River Avon. Currently, the space includes a large storage area housing the hot water tank, but there's potential to reconfigure this area to suit your needs.





## Outside

Avon Wharf occupies a prime position on Bridge Street, one of Christchurch's most desirable addresses, just a short stroll from the bustling high street, where independent cafés, waterside restaurants, and boutique shops line the charming riverside.

The development is securely accessed via time-locked electric gates, ensuring both privacy and peace of mind, with 24/7 access available exclusively to residents. Inside, a beautifully maintained brick-paved driveway leads into this peaceful and private enclave.

10 Avon Wharf is located on the right-hand side and benefits from an allocated parking space directly in front, along with a private garage. Additional guest parking is available within the development, owned communally by Avon Wharf residents, perfect for hosting friends and family with ease.

To the rear, the garden has been recently reimagined for effortless outdoor living. Set across two levels, it features premium Millboard decking, newly installed high-quality fencing for added privacy, and a generous seating and BBQ area ideal for entertaining. From here, step directly into a luxurious six-person hot tub or relax on the low-maintenance AstroTurf lawn, designed for year-round enjoyment.

The 7-metre floating mooring allows you to keep your boat secured year-round, offering immediate access to the water. Additionally, the owners are open to separate negotiation for their 7m RIB-X superyacht tender a sleek, jet-powered vessel that's ideal for exploring the breathtaking nature reserves of Christchurch Harbour.

## Property Video

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





## Additional Information

Energy Performance Rating: D Current: 65 Potential: 85

Council Tax Band: E

Tenure: Share of Freehold

Lease Length: 962 years remaining

Service Charge: £500 per annum - payable to Avon Wharf Management Company, covering general upkeep and communal maintenance

Additional Costs: £225 per annum - to cover the maintenance of the floating pontoon, of which No. 10 owns a 7-metre mooring.

Services: All mains services connected

Property is installed with Solar thermal tubes west facing for hot water

Parking: Private driveway for 1x vehicle and non-allocated communal parking for additional vehicles

Mobile Coverage: No known issues, please contact your provider for further clarity

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)

## The Situation

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’. 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.



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

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