



21 Bridge Street

Rossiters Quay, Christchurch, BH23 1DZ

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COASTAL





No Forward Chain - A contemporary three bedroom town house, which has been modernised by the current vendors, comprising quality fixtures and fittings throughout

The Property

A keypad entrance system grants access into the hallway, which gives way to the ground floor accommodation, WC and integral single garage which houses the combination boiler offers units and surfaces creating a useful utility area.

To the rear of the property is a brilliantly modernised kitchen living room, fitted with large tiled flooring throughout, with wall to wall bi-folding doors opens onto the sun terrace, creating an attractive focal point to the room.

The kitchen offers a good range of wall, floor and drawer units finished with quality Quartz work surfaces over, benefiting from an additional island unit which creates a useful breakfast bar, fitted with a range of fitted appliances including an induction hob with extractor fan over, dishwasher, fridge freezer and two wine fridges.

From the hallway, an attractive staircase with industrial style balustrade and inset lighting rises to the first floor landing.

£1,295,000



2



3



2





Located in a prestigious and select development in a spectacular riverside location, enjoying delightful views over the marina. Further benefiting from a mooring; whilst conveniently located within close proximity to Christchurch Town Centre

The Property Continued ...

The first floor offers an impressive sitting room that overlooks the rear aspect and is a well-proportioned room, with bi-folding doors opening onto the balcony. Also on the first floor is two double bedrooms, and a with ample space for furniture and storage and are serviced via a modern three piece family shower room, comprising a wet room stylish shower with dividing screen, complete with stylish fully tiled floors and walls.

To the top floor is an excellent primary bedroom suite, with a large vaulted ceiling and double aspect, creating an abundance of light, with an amass of space for storage and furniture.

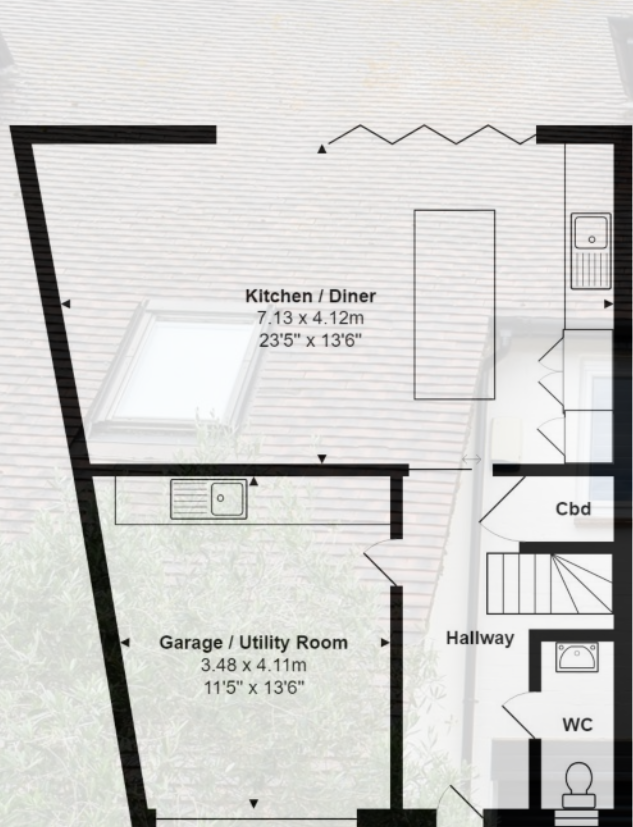
The en-suite is of excellent size again with a large vaulted ceiling, impressive walk in waterfall-style shower, double wash hand basin, and WC.

Grounds & Gardens

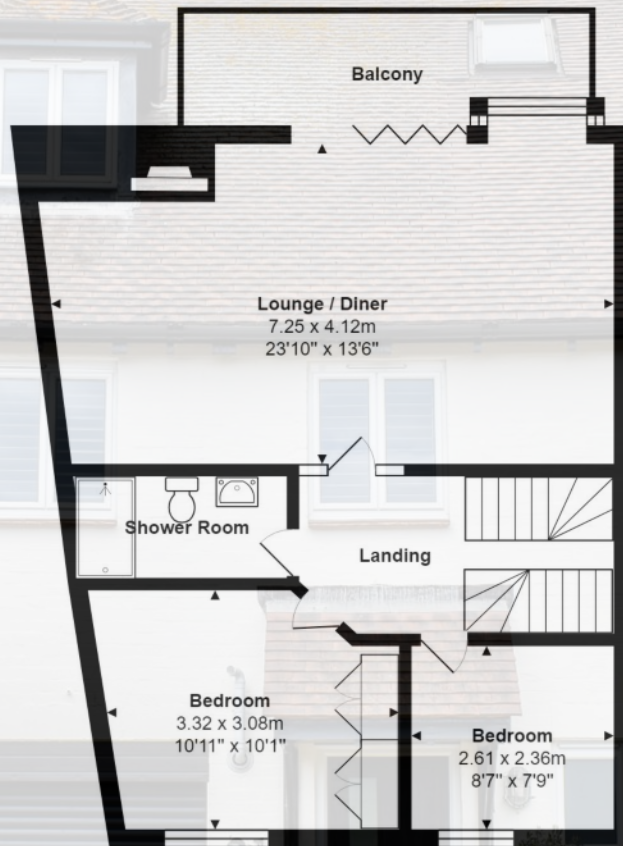
To the front of the property there is a driveway providing off-road parking and there is also visitors parking for Rossiters Quay. This riverside property benefits from it very own mooring, with direct access from your own sun terrace off the rear of the property to the mooring.



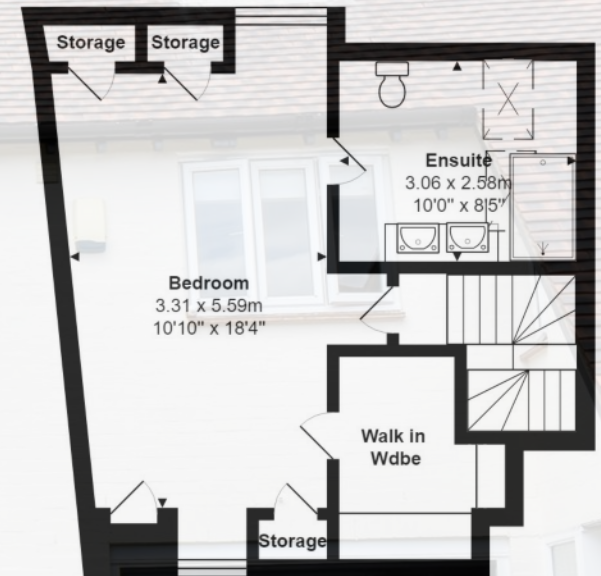




Ground Floor
Area: 57.7 m² ... 621 ft²



First Floor
Area: 61.7 m² ... 664 ft²



Second Floor
Area: 41.3 m² ... 445 ft²



Total Area: 160.6 m² ... 1729 ft² (excluding balcony)

All measurements are approximate and for display purposes only





The Situation

Rossiters Quay is situated in the heart of the picturesque and historic town of Christchurch, only a stones-throw from the Quay with the nearby railway station and an excellent selection of shops, restaurants, cafes and pubs as well as a lively events calendar including regular markets and festivals. The property is also well positioned between the New Forest National Park with its vast expanses of heathland and woodland, and Bournemouth with miles of sandy beaches, thriving shopping centre and popular grammar schools.

Services

Energy Efficiency Rating: C Current: 75 Potential: 84

Council Tax Band: G

Tenure: Share of 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.



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.





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’. 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

St. Catherine's Hill	2.4 Miles
Christchurch Railway Station	1.0 Miles
Twynham School	0.6 Miles
Chewton Glen Hotel and Spa	5.0 Miles
Jetty Restaurant & Christchurch Harbour Hotel	2.0 Miles
Avon Beach	3.1 Miles
Mudeford Quay	2.5 Miles
New Forest National Park	6.1 Miles
The Boathouse	0.4 Miles
Captains Club Hotel & Spa	1.1 Miles
The Noisy Lobster	2.5 Miles
Christchurch Medical Centre	1.0 Miles



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

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