



16b Castle Street

Christchurch, BH23 1DT

SPENCERS
COASTAL





Situated in a prime town centre location, this distinguished Grade II listed three-storey townhouse enjoys delightful views of Christchurch Priory, castle ruins and the River Avon, while showcasing character features throughout

The Property

The property can be accessed from the rear via The Ducking Stool, where the electric gated, allocated parking is located, or directly from Castle Street, leading into a charming entrance hallway with notably high ceilings and striking chequered tiled flooring. A dumbwaiter serves all floors.

The ground floor presents an opportunity for home income potential, featuring a spacious double bedroom with built-in wardrobes and ample space for additional furniture, serviced by a well-appointed three-piece shower room with a walk-in shower cubicle, WC, handwash basin, heated towel rail, and fully tiled walls. Also on this level is a separate utility room, offering additional work surfaces, as well as space and plumbing for white goods.

The first floor comprises two generously proportioned double bedrooms, one of which enjoys views across to Christchurch Priory, the Castle Ruins and Constables house.

The principal bedroom further benefits from a dressing area and a stylish three-piece en suite shower room. A modern family bathroom completes this level, featuring a white panelled bath with shower screen and attachment over, complemented by two-tone fully tiled floors and walls.

£800,000



2



3



3





Designed with an upside-down layout, the three double bedroom suites are arranged across the first two floors, while the top floor living accommodation benefits from elevated views

The Property Continued ...

The top floor accommodates the main living space, where the sitting room features bespoke fitted cabinetry and an attractive aspect over the Christchurch Priory and castle ruins through character sash windows with plantation shutters. A gas-effect fire with a stone surround serves as a focal point.

To the rear, the fully fitted kitchen/breakfast room is finished with tiled flooring throughout, with patio doors opening onto the private south-facing roof terrace-an ideal setting for alfresco dining, sheltered by low-level brick walls.

The kitchen is well-appointed with an excellent range of cream wall, floor, and drawer units, complemented by quality granite work surfaces. A central island enhances the space, providing additional storage and a useful breakfast bar. Integrated appliances include a Neff combi oven, single oven, five-ring gas hob, microwave, fridge freezer, and dishwasher.



Property Video

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







Approximate
Gross Internal Floor Area
Total: 200sq.m. or 2153sq.ft.
(Excludes Roof Terrace)

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NOT TO SCALE

Ground Floor

First Floor

Second Floor

Bedroom 3
5.35 x 2.84
17'6" x 9'3"

Bedroom
4.50 x 4.34
14'9" x 14'3"

Roof Terrace
4.47 x 4.44
14'9" x 14'6"

Kitchen/
Dining Room
5.93 x 4.35
19'6" x 14'3"

Bedroom 2
5.50 x 3.72
18'0" x 12'3"

Sitting Room
5.13 x 3.97
16'9" x 13'0"

Important Information

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.



Additional advantages include a private roof terrace and allocated parking

Additional Information

Energy Performance Rating: N/A

Council Tax Band: E

Tenure: Freehold

Listed Building: Grade II

Parking: 1 allocated space to the rear of the property

All mains services are connected to the property

Broadband: FTTP - Fibre to the property directly

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







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

Christchurch Railway Station	0.6 Miles
Twynham School	0.4 Miles
Chewton Glen Hotel and Spa	5.0 Miles
Jetty Restaurant & Christchurch Harbour Hotel	1.7 Miles
Avon Beach	2.6 Miles
Mudeford Quay	2.1 Miles
New Forest National Park	5.6 Miles
The Boathouse	0.4 Miles
Captains Club Hotel & Spa	0.9 Miles
The Noisy Lobster	2.1 Miles
Christchurch Medical Centre	0.8 Miles



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

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