



21 Creedy Drive

Christchurch, BH23 1NX

SPENCERS
COASTAL





This beautifully appointed riverside townhouse is ideally located adjacent to the quay in Christchurch

The Property

Upon entering, you're welcomed by a spacious hallway featuring useful understairs storage and tiled flooring. A door leads to a convenient downstairs shower room, complete with a WC, wash hand basin, and shower cubicle.

Double doors open into a breakfast kitchen located at the rear of the property. The kitchen includes a range of floor-standing and wall-mounted units, fitted worktops, an inset hob, and a sink. There's also access to the rear garden through a set of UPVC double-glazed patio doors, and a breakfast bar offers additional seating. A large UPVC double window overlooks the rear garden, providing ample light and space for dining and living furniture.

An integral single garage is accessible from the kitchen, and the entrance hallway also provides access to a downstairs bedroom that could serve as an additional reception room.

A flight of stairs leads to the first-floor landing, which provides access to the living room. This space benefits from opening doors onto a small balcony, offering a southerly view over the front garden.

Also on this floor is a generously sized double bedroom with an ensuite shower, overlooking the rear garden.

£825,000



1



4



4





Perfect for families or those seeking a lock-up-and-leave option, this lovely home features generous living accommodation spread across three floors, including three double bedrooms, each with its own ensuite, and is just steps away from the River Stour and Christchurch Quay

The Property Continued ...

Continuing up a second staircase from the first-floor landing, you reach the second-floor landing, which offers access to an airing cupboard and two large double bedrooms, both equipped with ensuite bathrooms.

Grounds & Gardens

The front garden is landscaped for easy maintenance, featuring gravel beds on either side of the pathway leading to the front door.

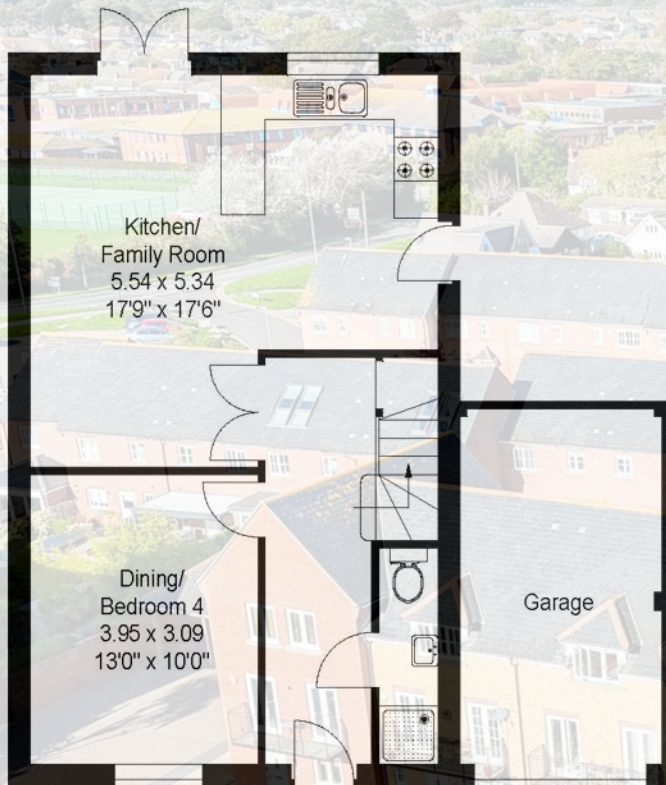
A block-paved driveway on the side of the property accommodates two cars and leads to the single garage.

The rear garden, which enjoys a northerly aspect, is designed for low maintenance with a large wrap-around decking area and gravel.

A back pedestrian gate provides additional access, and the garden is secured by a wooden fence.



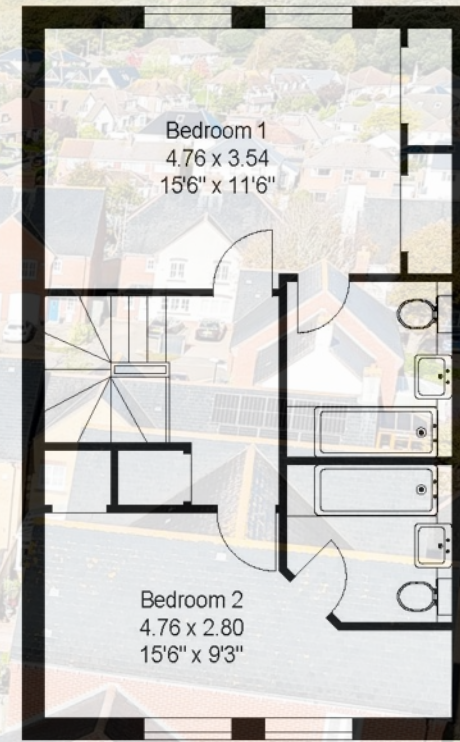




Ground Floor



First Floor



Second Floor

Approximate
Gross Internal Floor Area
Total: 157sq.m. or 1689sq.ft.
(Excluding Garage)

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**FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE**



Services

Energy Performance Rating: C Current: 72 Potential: 84
Council Tax Band: F
Tenure: Freehold

All mains services are connected to the property

Broadband: ADSL Copper-based phone landline
Mobile Coverage: No known issues, please contact your provider for further clarity

Property Video

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



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.





The Local Area

Christchurch is a charming harborside town where the Avon and Stour rivers converge into Christchurch Harbour. Nestled between Bournemouth and the New Forest, it boasts a vibrant community with a mainline train station and a delightful mix of independent shops and well-known brands, including Waitrose.

As a burgeoning foodie destination, Christchurch offers an array of cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay. The town also hosts a popular food and wine festival that attracts renowned chefs. Additional attractions include the priory, castle ruins, nature reserves, nearby beaches, and Mudeford Quay, which provides a ferry service to Mudeford Spit (home to iconic beach huts) and Hengistbury Head. A variety of activities are available, including cricket, golf, and water sports.

Families will appreciate the high-quality education options, with schools rated at least 'good' by Ofsted; Christchurch Infant School, Mudeford Infant and Junior Schools, and Twynham Comprehensive all hold 'outstanding' ratings. The property market offers an attractive range of options, from architect-designed new builds to fine Georgian houses and modern townhouses, some with waterside locations and views across Christchurch Harbour.

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



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

E: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk