



26 Disraeli Road

*Christchurch, BH23 3NB*

SPENCERS  
COASTAL









*A delightful four-bedroom Neo-Georgian style terraced home meticulously modernised with high-quality fixtures and fittings throughout*

## The Property

Upon entering, you are welcomed by a spacious entrance hall with a ground floor WC, leading to a bright and inviting living room. This elegant space features large bay windows that flood the room with natural light and stylish Karndean flooring.

Double doors open into a thoughtfully designed open-plan kitchen and dining area.

The navy-blue Shaker-style kitchen is complemented by oak worktops and includes an induction hob, fitted single oven, space for an American-style fridge-freezer, and a dishwasher. The kitchen is further enhanced by a breakfast bar with convenient storage and stylish hanging lights above.

A door leads to a practical utility area, offering space for a washing machine and tumble dryer along with additional storage.

The dining area is generously sized, with French doors that open onto the rear garden, seamlessly blending indoor and outdoor living and enjoys pleasant views of the marsh.



**OIEO £499,950**

 4  2  2



*Offering picturesque views over Stanpit Marsh, this exceptional residence is ideally positioned just a short walk from Mudford Quay and local amenities. Further benefits include a single garage in a nearby block*

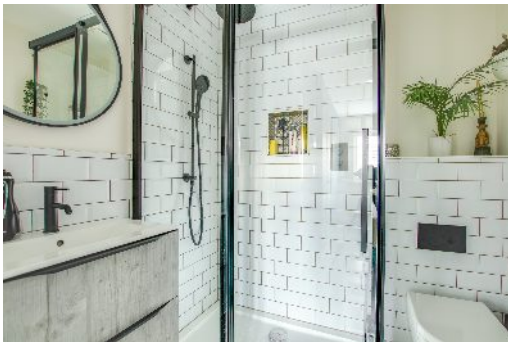
## The Property Continued...

Upstairs, the first-floor features four well-proportioned bedrooms.

The primary bedroom overlooks the front garden and includes fitted wardrobes along with a stylish en-suite bathroom, complete with a walk-in shower, WC, and handwash basin.

The remaining bedrooms are all spacious, each offering built-in storage.

A modern family bathroom completes the upper level, featuring a bath with an overhead shower, WC, washbasin, and a heated towel rail.



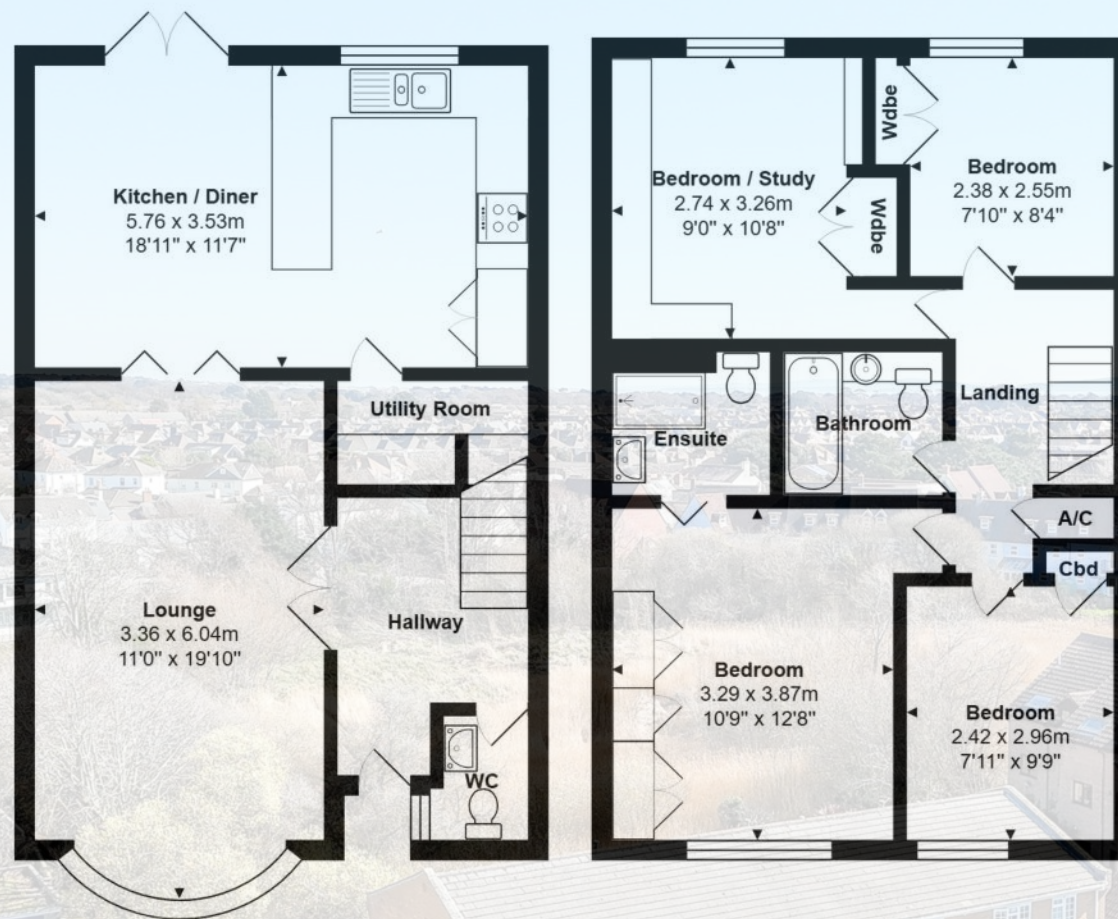
## Property Video

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





## FLOOR PLAN



Ground Floor

First Floor



Total Area: 106,0 m<sup>2</sup> ... 1141 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**HOME**  
Zone





## Outside

The garden is well-sized and designed for easy maintenance, with artificial lawn and decking.

Overlooking the marshes, it provides a peaceful and scenic retreat.

## Additional Information

Energy Performance Rating: C Current: 70 Potential: 88

Council Tax Band: E

Tenure: Freehold

Service Charge: £160.05 per quarter - covering garden maintenance of communal areas

All mains services connected

Parking: Unallocated residents parking

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property

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

Covenants: No short term lets and restrictions on windows/door types to the front of the property

## 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 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 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 12<sup>th</sup> 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.

## Points Of Interest

Stanpit Marsh	0.1 Miles
Mudford Quay	1.6 Miles
Christchurch Town Centre	1.2 Miles
Christchurch Quay	1.3 Miles
Christchurch Train Station	1.8 Miles
Twynham Primary School	2.8 Miles
Twynham School	1.7 Miles
Bournemouth Airport	5.1 Miles





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

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