

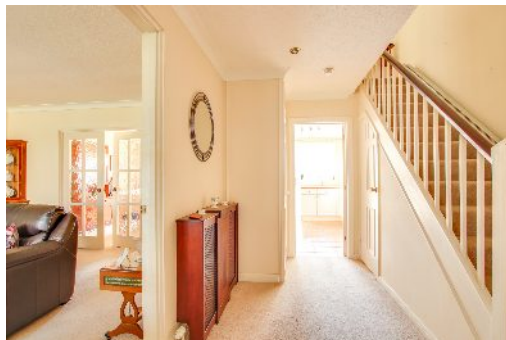


16 Russell Drive

Christchurch, BH23 3PA

SPENCERS
COASTAL





This beautifully presented Georgian-style townhouse features four spacious bedrooms and is situated in a sought-after development, offering easy access to Stanpit Marsh and Mudeford Quay

The Property

Upon entering through the front door, you are welcomed into a spacious entrance hall, complete with a convenient cloakroom featuring a WC and washbasin.

The lounge is a bright and inviting space, enhanced by large bay windows that overlook the front of the property. It also includes an elegant electric fire with a marble surround. Double doors lead seamlessly into the dining room, a beautifully light-filled area with sliding doors opening to the rear garden.

The fully tiled kitchen is well-equipped with a range of base and eye-level units, providing ample storage. There is space for a freestanding fridge-freezer, washing machine, and dishwasher.

Additionally, the kitchen features a fitted single oven, a five-ring gas hob with a built-in extractor hood above, and a single door leading to the rear garden.

£475,000





The Property Continued...

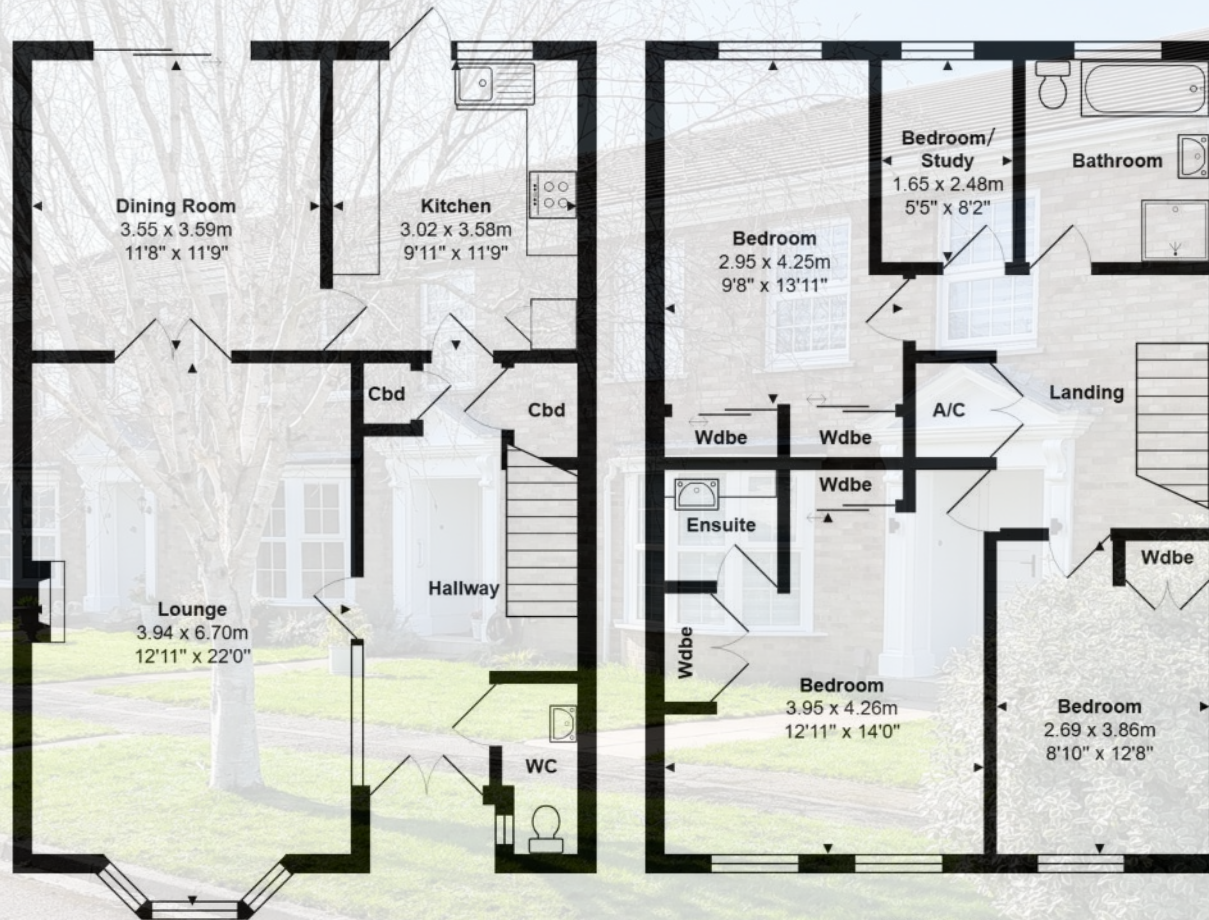
Ascending to the first floor, the master bedroom enjoys views of the front garden and benefits from large built-in wardrobes, offering plenty of storage. It also has the convenience of an ensuite bathroom, complete with a shower cubicle, WC, and washbasin.

Two additional bedrooms include a generous double and a well-proportioned single, both featuring built-in wardrobes and a useful study/fourth bedroom completes the first-floor accommodation.

The main bathroom is spacious and well-appointed, offering a bath with a shower attachment, a WC, a washbasin, and the added benefit of a separate walk-in shower.



FLOOR PLAN



Ground Floor

First Floor



Total Area: 131.3 m² ... 1414 ft²

All measurements are approximate and for display purposes only





Outside

The rear garden is thoughtfully designed with two distinct sections: a pleasant patio area directly accessible from the property, while the remaining space is laid to lawn with attractive shrubbery and a convenient storage shed.

The property also benefits from a single garage in a block.

Additional Information

Energy Performance Rating: C Current: 71 Potential: 83

Council Tax Band: E

Tenure: Freehold

All mains services connected

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

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



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 12th 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	0.6 Miles
Mudford Quay	1.4 Miles
Christchurch Town Centre	1.3 Miles
Christchurch Quay	1.4 Miles
Christchurch Train Station	1.7 Miles
Twynham Primary School	2.7 Miles
Twynham School	1.6 Miles
Bournemouth Airport	5.0 Miles



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

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

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

www.spencersproperty.co.uk