



Estate Agents

**RICHARD
GODSELL**
Est.1928

Auctioneers

Willow Way, Christchurch, Dorset, BH23 1JJ

Guide Price £695,000 – Freehold

Stylish Three Bedroom River View Town House | Entrance Hall | Lounge | Open Plan Kitchen/Reception Room | Bedroom Kitchen/Breakfast Room | Shower Room | 21ft Lounge/Dining Room | Balcony | Bedroom | 19ft Master Bedroom

RIVER VIEWS! This stunning contemporary-style extended home offers versatile accommodation that can be used as either a three-bedroom, three-bathroom house or a spectacular two-bedroom, two-bathroom residence with a separate one-bedroom ground-floor annexe. The property features a fabulous 17-foot first-floor south-facing sun balcony and a generous double-aspect lounge/dining room. There is plenty of storage, including fitted wardrobes, along with modern kitchen and bathroom fixtures. Located in the heart of the historic Christchurch town centre, this attractive home is ideally positioned close to a wide range of restaurants, cafés and bars, with Christchurch Priory, the Regent Centre Theatre and scenic riverside walks along Christchurch Quay all within easy reach. Excellent transport links include local bus services to Christchurch, Bournemouth and Poole, a mainline railway station with direct routes to Southampton, Southampton Airport and London, and Bournemouth International Airport offering a range of European destinations. Royal Bournemouth Hospital is nearby and the property falls within the catchment area for Twynham School.

The accommodation is accessed via a half-glazed entrance door leading into a reception hallway with laminate flooring and a radiator. The utility room provides space and plumbing for a washing machine and tumble dryer, a stainless-steel sink, power points and access to the ground-floor annexe. A useful store room offers a built-in worktop, shelving, Worcester gas-fired boiler, high-pressure cylinder and consumer unit. A contemporary oak staircase with glazed inserts leads to the first floor, where the spacious open-plan lounge and dining room enjoys a double aspect, laminate flooring and bi-fold doors opening onto a superb 17ft south-facing sun balcony with stainless steel and glazed balustrades, offering private outdoor space and river glimpses. The modern kitchen/breakfast room is double aspect with open views across playing fields and is fitted with a comprehensive range of contemporary units, integrated Siemens appliances, inset LED lighting and wood-effect flooring. A fully tiled contemporary shower room completes this level. On the second floor, the impressive principal bedroom is a triple-aspect room with far-reaching views of the River towards Hengistbury Head, along with views of the marina and River Stour, and benefits from extensive fitted wardrobes and a dressing table. Bedroom two overlooks playing fields and includes access to the roof void. The bathroom comprises a panelled bath with a shower attachment, vanity wash hand basin, low-flush WC, heated towel rail and a frosted window.

Outside, you will find a fully enclosed south-facing courtyard area and ample parking available at both the front and rear of the property. Early viewing is highly recommended to fully appreciate the location, layout and exceptional river views.

Tenure: Freehold

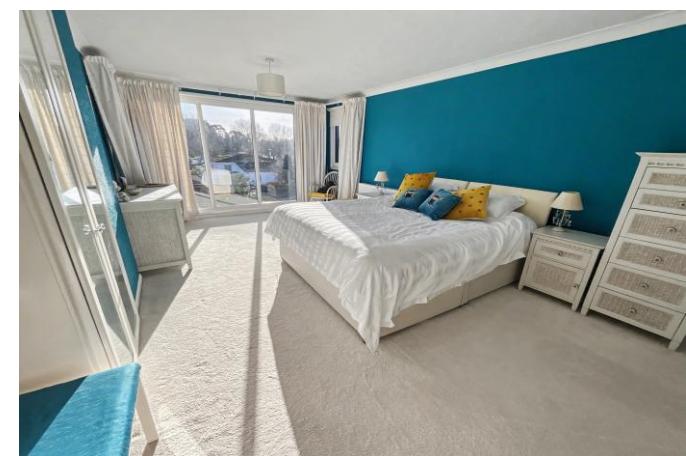
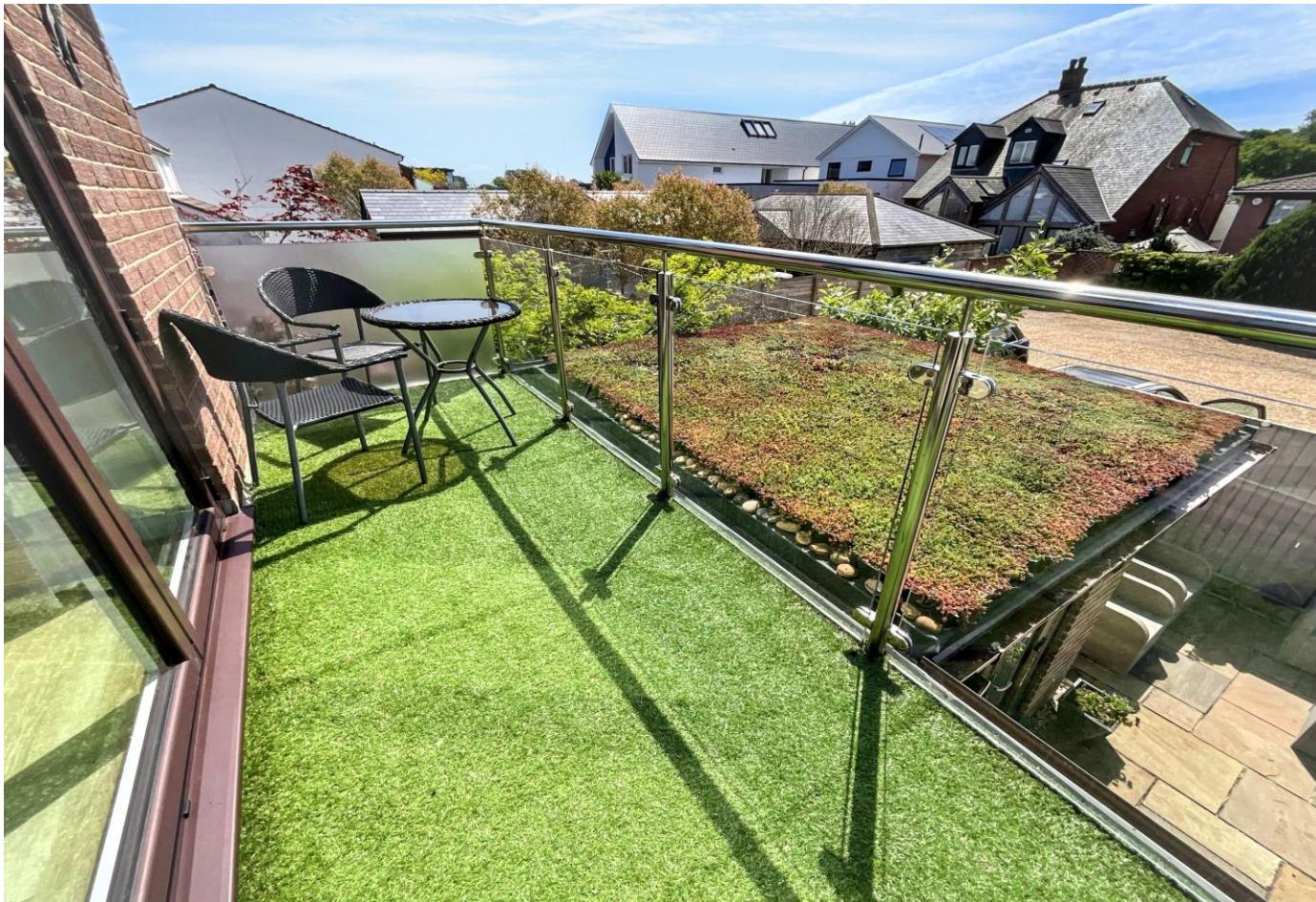


EPC Rating: 70 | C

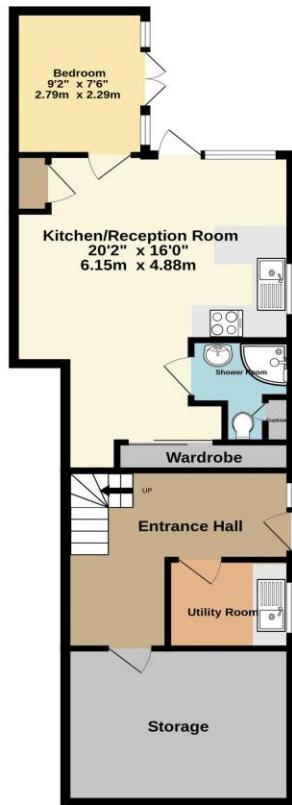


Council Tax Banding: D





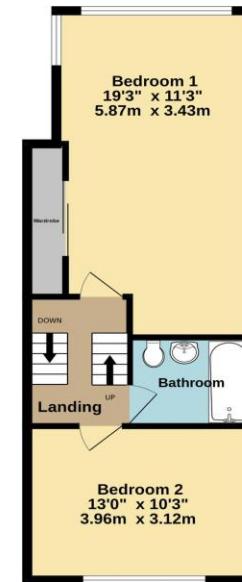
GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



2ND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for marketing purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

