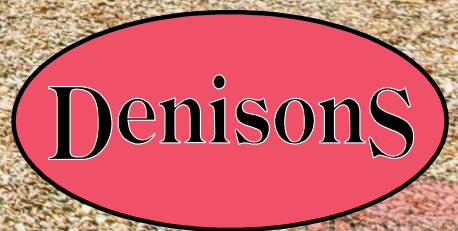




17 Whitehall



17 Whitehall

Christchurch, BH23 1DE

£875,000

A RARE OPPORTUNITY to acquire this SPACIOUS DETACHED FAMILY RESIDENCE, ideally positioned in a PRIME TOWN CENTRE LOCATION, just approximately 300 yards from Christchurch Quay. Offered to the market with NO ONWARD CHAIN, the property presents HUGE POTENTIAL FOR RENOVATION, providing an EXCEPTIONAL PROSPECT for those looking to create a BESPOKE DREAM HOME. The generous interior boasts an expansive 18'2 kitchen/breakfast room, complemented by a separate dining room—both with sliding doors opening directly onto the private south-facing rear garden, offering seamless indoor-outdoor living. Upstairs, a first-floor sitting room with private balcony provides a tranquil retreat with elevated views and abundant natural light. The main bedroom benefits from a spacious en-suite bathroom with both a bath and separate shower, while the additional bedrooms are served by a well-appointed family bathroom—ideal for growing families or visiting guests. Outside, the property offers a double tandem garage, driveway parking for multiple vehicles, and a sunny, south-facing garden—delivering both practicality and privacy. Early viewing is strongly advised to avoid missing out on this fantastic opportunity in an exceptional location.



Entrance Hall

Kitchen/Breakfast Room 18' 2" x 7' 7" (5.53m x 2.31m)

Dining Room 20' 1" x 10' 0" (6.12m x 3.05m)

Sitting Room 16' 9" x 12' 9" (5.10m x 3.88m)

Balcony

Bedroom One 13' 0" x 10' 9" (3.96m x 3.27m)

En-suite

Bedroom Two 12' 9" x 9' 9" (3.88m x 2.97m)

Bedroom Three 10' 8" x 9' 9" (3.25m x 2.97m)

Bathroom

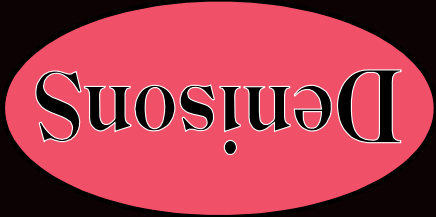
W/C

Garage 32' 0" x 8' 7" (9.75m x 2.61m)

Utility Room 11' 1" x 7' 9" (3.38m x 2.36m)

Driveway







Christchurch
12 Castle Street, Christchurch BH23 1DT
01202 484748
christchurch@denisons.com

Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@denisons.com

www.denisons.com

Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

