

12a QUEENS AVENUE
CHRISTCHURCH, BH23 1BZ





12a Queens Avenue, Christchurch

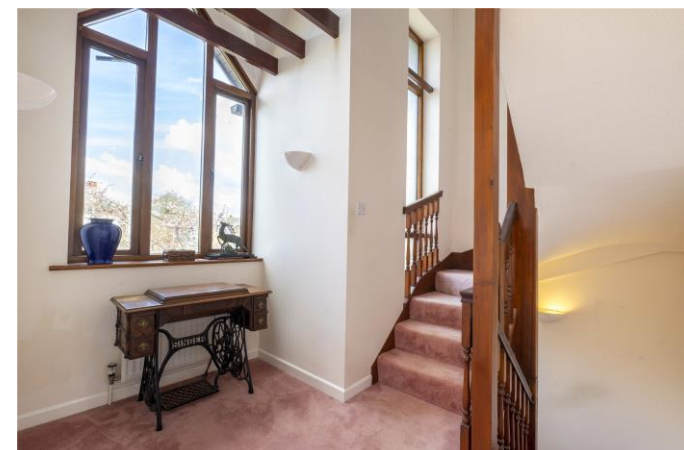
A fantastic, RIVERSIDE HOME in this exclusive position overlooking Christchurch Quay, the Quomps and the River Stour. This is an incredibly rare opportunity to acquire a substantial, detached home with the most SPECTACULAR VIEWS, architecturally designed with quite some style and now offering enormous potential to create something really quite special in this magical location. SOLE AGENTS- serious enquiries only please.

- FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • LOUNGE/DINER • SUN BALCONY • GARDENS • PARKING • GARAGE



The Property

- A true, 'one-off' opportunity to secure a fabulous home of about 1645 sqft
- Set over three floors with all the principle rooms enjoying the most superb views that vary depending on the floor
- Top floor master bedroom suite with vaulted ceilings and en-suite
- Open plan first floor living space with access on to the balcony
- Two double bedrooms with garden access
- One further double bedroom
- Ground floor shower room
- Parking for at least three cars and a detached garage
- Envious location with the bustling, historic high street just moments away
- Offered with no forward chain
- Council Tax Band 'G' £3,319.36
- EPC rating 'D'

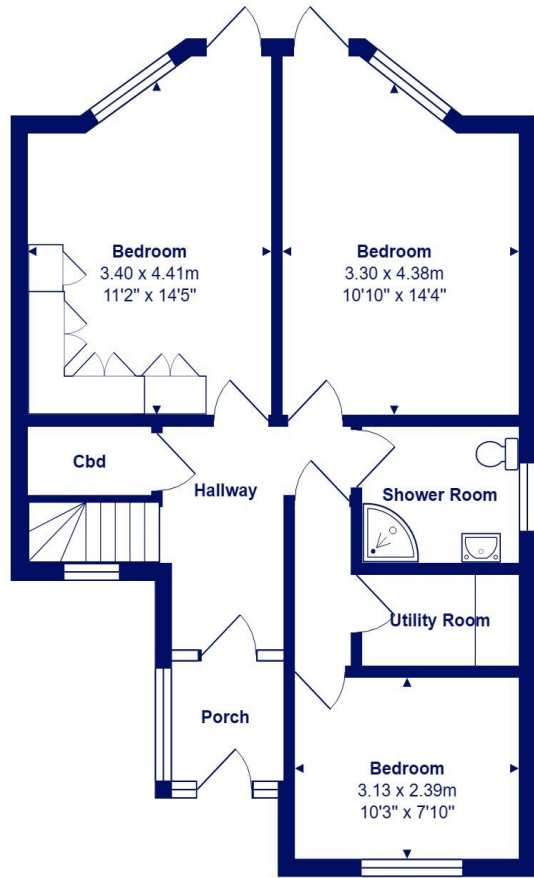




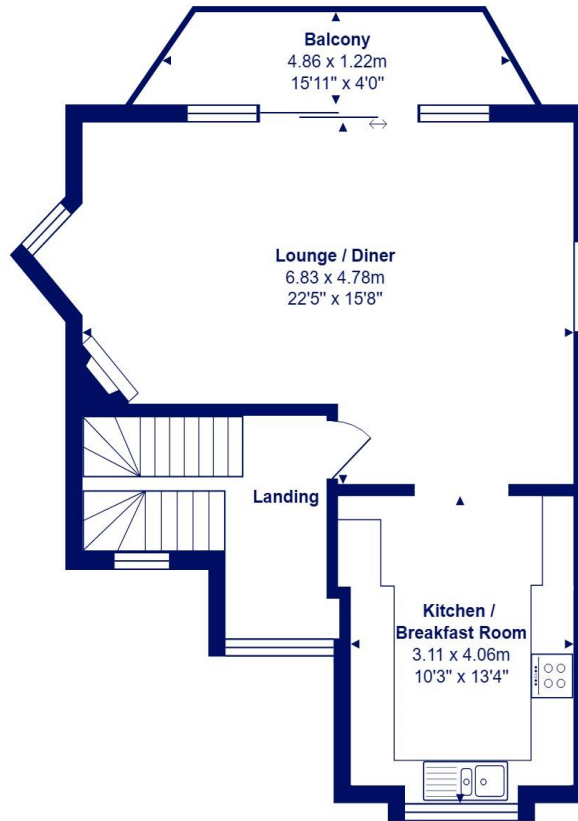
Location

Christchurch is a beautiful, vibrant and historic town with its 11th century priory, quay/harbour, ancient castle ruins and various shops, cafes, restaurants and bars. The Town is well served for transport links with a main line railway station to London/Waterloo being just under 2 hours and Bournemouth International Airport about 5 miles distant. Excellent infant, junior and senior schools are also within easy reach as is the stunning the New Forest National Park.

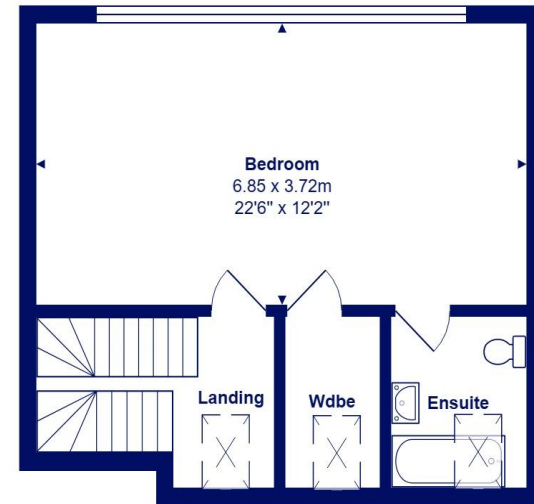




Ground Floor



First Floor



Second Floor



Total Area: 152.6 m² ... 1643 ft² (excluding balcony)

All measurements are approximate and for display purposes only







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