



Total Area: 57.1 m<sup>2</sup> ... 615 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Bridge Street, Christchurch

£450,000 Guide Price

**Mitchells**  
 1963 — TODAY

A gorgeous, detached barn conversion in this exclusive enclave in the heart of Christchurch. Set behind electric security gates and forming part of this delightful, courtyard style development, this stunning property carefully fuses original character features with modern style fittings and enjoys a lovely outlook towards the castle ruins. The current owners have meticulously refurbished this property and have altered the first floor to now incorporate a stylish cathedral style dormer that really enhances the living space and also leads to a south facing balcony. The inside has been sympathetically updated and now features stylish fittings throughout with light and airy living space and immaculate décor with the outside space including a super balcony, private courtyard, storage shed, communal gardens and two allocated parking spaces. This is a really lovely property that is quite unique in this delightful development for Over 55's only.

- Brilliant town centre location yet incredibly quiet and secure, with the Priory, Quay and award winning pubs/restaurants on your doorstep
- Split level accommodation that totals about 620 sq ft
- Vaulted, open plan kitchen/living space on the first floor which is flooded with all day sunshine being both south and westerly facing
- Newly fitted kitchen with integrated appliances and quartz worktops, excellent storage
- Two ground floor bedrooms, both with fitted wardrobes and access to the courtyard from bedroom two
- Designer fittings in the ground floor shower room with quality sanitary ware and tiling
- Gas fired central heating, double glazed windows, quality internal doors and floor coverings.
- Delightful development for 'Over 55's' only
- £1800 pa service charge (payable in 2 x six monthly instalments of £900) - covers building insurance, all external maintenance, gardening and decorations, window cleaning
- Council Tax Band 'D'

