



BRIDGE STREET, CHRISTCHURCH, DORSET BH23 1EB

Mitchells
1963 — TODAY



A charming three story townhouse of about 2120 sq ft, with river views, fishing rights, a mooring and a gorgeous garden leading right to the edge of the River Avon. Situated in the heart of Christchurch town centre, the house was built in the mid 1800's and offers massive potential for modernisation/improvement/redevelopment (subject to any necessary permissions). The house has been in the family for decades and was last on the market in 1957. The ground floor reception room facing the road was for many years, a yacht chandlery which has since closed. The owners have applied for planning permission to convert this back from commercial to residential (decision pending- application number 8/24/0756/COU). There is pedestrian access to the property from Bridge Street itself, whilst the vehicular access is under the archway to the left-hand side of the house which leads to the private driveway for up to four cars, The second pedestrian access to the house is via an external staircase. The property is now in need of modernising and offers massive potential for improvement. The garden to the property is separate to the main house and completely secure with a large garden chalet and lawn leading to the water's edge. The owner has moored a boat up to 6m in length on the river.

FOUR BEDROOMS • ONE FAMILY BATH/SHOWER ROOM • TWO KITCHENS • FOUR RECEPTION ROOMS

SNUG • SEPARATE W/Cs ON EACH FLOOR • GARDEN • GARDEN CHALET

GARAGE • OFF ROAD PARKING FOR UP TO FOUR CARS

DIRECT RIVERSIDE ACCESS

POTENTIAL FOR MODERNISATION/IMPROVEMENT/REDEVELOPMENT



The Property

- Characterful and historic townhouse with river views to the front and just strolling distance from the bustling town centre
- Idyllic garden with an abundance of wildlife - herons, kingfishers etc and direct access to the river, wonderful garden chalet with solar power for electrics - perfect living space/home studio/office
- Annexe potential on ground floor
- Four bedrooms and four reception rooms
- Open plan kitchen/living area to the rear
- Integral garaging and parking for up to four cars plus covered store to one side
- Fantastic location with the convenience of the town on your doorstep along with direct water access
- Serious enquiries only please
- Council Tax Band 'C' - £2,068.69
- EPC rating 'F'





Location

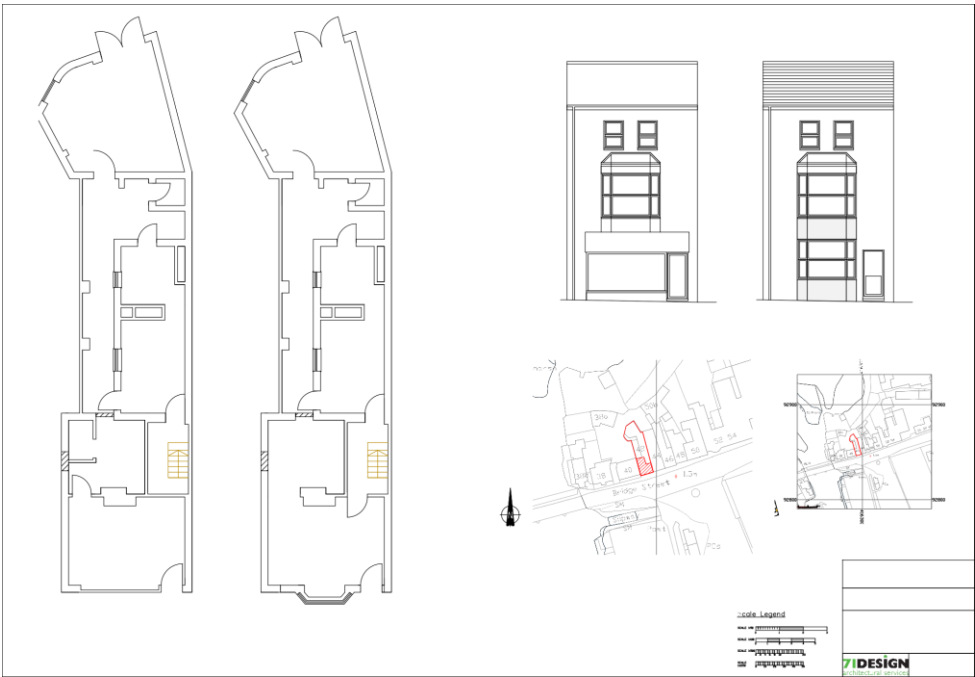
Christchurch is a beautiful, vibrant and historic town with its 11th century priory, quay/harbour, ancient castle ruins and various shops, cafes, restaurants and bars. The Town is well served for transport links with a main line railway station to London/Waterloo being just under 2 hours and Bournemouth 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.



Total Area: 196.7 m² ... 2118 ft² (excluding garage, garden room)

All measurements are approximate and for display purposes only







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