

1 The Old Sorting Office, Wick Lane,  
Christchurch, Dorset, BH23 1FB

Guide Price **£475,000**



3

Bedrooms



1

Living



2

Bathroom/Ensuite



Parking



EST  
1992

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# A 3 BEDROOM HOUSE IN A TOWN CENTRE DEVELOPMENT

WITH VIEWS TOWARDS CHRISTCHURCH PRIORY  
THIS 3 BEDROOM PROPERTY WAS ORIGINALLY  
BUILT IN 2016 AND IS SITUATED IN A GATED  
COURTYARD DEVELOPMENT JUST A SHORT WALK  
FROM CHRISTCHURCH HIGH STREET

The Old Sorting Office development, as the name suggests, occupies the position of the original post office sorting office in the very centre of town.

Christchurch is a vibrant, historic town dating back to the 11th Century. Close by is a range of shops and restaurants. Also within easy reach is Christchurch Quay. Internal viewing is strongly recommended to appreciate the quality of the property which has window shutters throughout and is situated within a gated development offering one allocated car parking space.

A covered entrance porch leads to the entrance hall with ceramic tiled floor. Boiler/storage cupboard with 'Glow Worm' boiler.

Cloakroom with ceramic tiled floor. Vanity basin with cupboard under. W.c.

Living area has 2 windows to the front and under stairs storage area. Rear door to courtyard.

The open plan kitchen has a range of fitted units with worktops and matching splashback. Integrated oven. Ceramic hob. Glass splashback with extractor cooker hood over. Stainless steel one and a half bowl sink with single drainer and mixer tap. Integrated washing machine, dishwasher and fridge/freezer.

From the living area, stairs lead to the first floor landing. Hatch to roof space. Airing/storage cupboard. Door to Balcony which is decked with wrought iron railings. Bedroom One has views towards Christchurch Priory. Range of built-in wardrobes. Connecting door to en-suite shower room with ceramic tiled floor. Shower cubicle. Vanity basin with cupboard under. W.c. Bedroom Two has a view towards Christchurch Priory. Bedroom Three has a window to the rear. The bathroom has a ceramic tiled floor. Bath, vanity basin with cupboard under and w.c.

Within the courtyard access is via security gates in Wick Lane. There is ONE ALLOCATED CAR PARKING SPACE and useful bin/storage cupboard.

N.B. We are informed that there is a Service Charge payable of £120 per 6 months.

TENURE: FREEHOLD  
COUNCIL TAX BAND: D



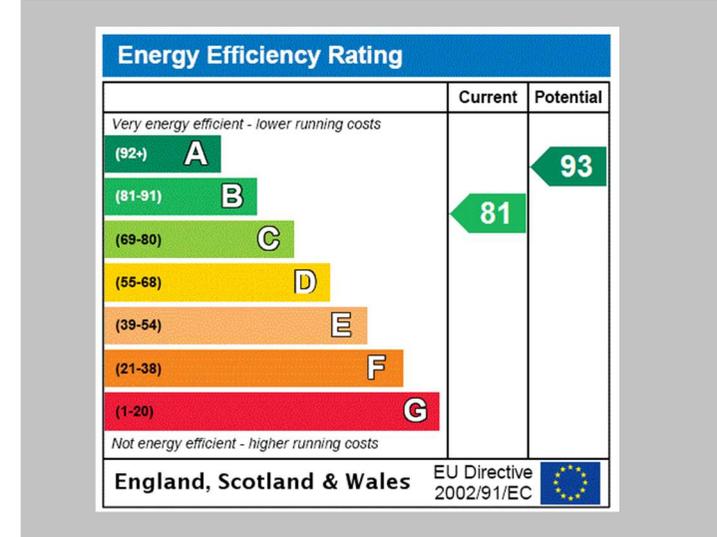
## KEY POINTS

- BUILT 2016
- CENTRAL CHRISTCHURCH
- THREE BEDROOMS (1 EN-SUITE)
- ALLOCATED PARKING
- GATED DEVELOPMENT



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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