

Rossiters Quay, Christchurch, Dorset, BH23 1DZ

Guide Price: **£1,100,000**





# A beautiful five-bedroom home in Christchurch town centre...

*A beautiful waterside home, with South-Westerly rear aspect, situated on the prestigious development of Rossiters Quay. Benefits include direct river access, 8m mooring, multiple balconies, sun terrace and river views.*

10 Rossiters Quay is an opportunity to purchase a waterside home sitting on the River Avon in Christchurch Town Centre. Christchurch is a beautiful and historic town with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is close at hand as well as regular bus services connecting the surrounding area.

Recently refurbished through and immaculately presented, the accommodation consists of:

Entry via front door to hall. The garage sits to the right, with electric up-and-over door and leads to the boat room, which could be utilised as a fourth bedroom. The sliding cupboard doors feature a hand kitchen/utility area with space for white goods. Also accessed via the boat room is the ground floor WC.

The first floor comprises a stunning living/dining space, spanning from the front of the property to the rear. Sliding doors provide access to the South Westerly facing balcony. Intelligently designed, the left and right side of the sliding doors fully open, creating seamless access balcony and views down the river. An electric sun awning is a handy addition for the summer months. The dining area features recessed lighting and glazing to the front.

Beautifully appointed, the kitchen comprises plenty of eye and base level units, with worktop over and a range of high specification integral appliances. The third bedroom with integrated wardrobes, airing cupboard and shower room are also situated on the first floor.

The second floor comprises two large bedrooms. The master featuring an ensuite bathroom, with electric underfloor heating, access via 'hidden' wardrobe doors and integrated wardrobes. The second bedroom has access out to a second balcony, with truly incredible views of the River.

Externally, accessed via the boat room, is a decked and low maintenance terrace. A gate provides access down onto the pontoon and 8m mooring. To the front is a block paved drive, with a tandem space for two cars. Rossiters Quay has visitor permit spacing.

Tenure: Share of freehold

Service Charge: Approx. £2800.00 per annum.

Council tax band: E

Epc Rating: C

## KEY POINTS

- Waterside living
- 8m mooring
- River views
- South Westerly rear aspect
- Three/Four Bedrooms
- Multiple balconies







# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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