

Flat 7, Dudsbury Court, 4 Rushford
Warren, Christchurch, Dorset, BH23 3NX

Price **OIEO** £375,000



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



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A 2 Bedroom Duplex Apartment with Spectacular Views

SET IN AN ELEVATED POSITION WITHIN A DESIRABLE COASTAL DEVELOPMENT, THIS BEAUTIFULLY REFURBISHED TWO BEDROOM DUPLEX APARTMENT OFFERS SPECTACULAR PANORAMIC VIEWS ACROSS CHRISTCHURCH HARBOUR, CAPTURING HENGISTBURY HEAD, MUDEFORD SANDSPIT, AND STRETCHING AS FAR AS THE PURBECKS.

Set in an elevated and tranquil location, Flat 7, Dudsbury Court presents a rare opportunity to acquire a newly refurbished duplex apartment enjoying panoramic views across Christchurch Harbour towards Hengistbury Head, Mudeford Sandspit, and the Purbeck Hills.

Thoughtfully and beautifully refurbished throughout to include new heating, , this duplex apartment would make a fantastic main residence or holiday home escape.

The front door leads into a generous entrance hall with two storage cupboards.

On this floor you will find a modern kitchen with integrated appliances, plenty of storage and a handy utility cupboard which houses the washing machine. The bright and spacious open-plan living/dining room is a real feature of the property with French doors to a Juliette balcony.

Upstairs there are two generously sized double bedrooms with ample natural light and space for plenty of furniture to suit. The main bedroom offers spectacular panoramic views.

The Bathroom features attractive fittings as well as double width shower and a skylight.

Dudsbury Court is located in a quiet cul-de-sac just moments from the water's edge where owners can enjoy use of a private waterside slipway for access to Christchurch Harbour. The property also benefits from an undercroft

parking area.

Dudsbury Court also offers easy access to riverside walks, local amenities, and Christchurch town centre. The train station and excellent local schools are also within close reach, making this a fantastic opportunity for homeowners, investors, or those seeking a coastal retreat.

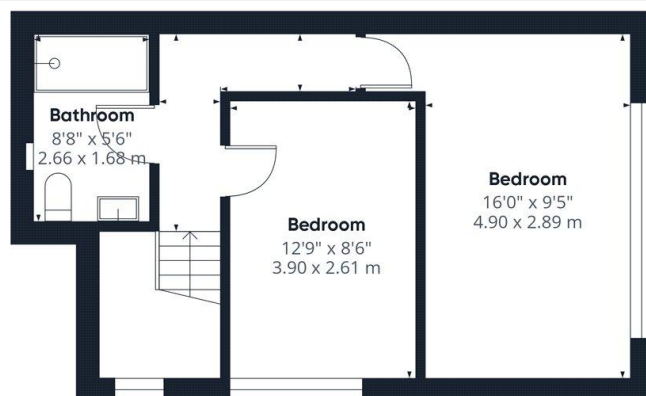
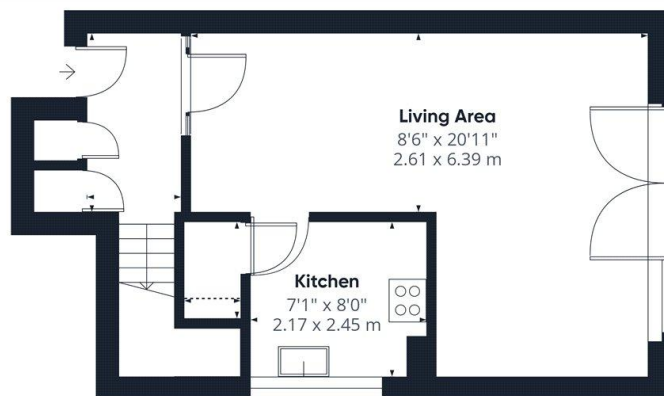
We understand a service charge of £747.50 per 6 months is payable per annum.

TENURE: SHARE OF FREEHOLD
COUNCIL TAX BAND: D



KEY POINTS

- Spacious Living Area
- Refurbished Throughout
- Two Double Bedrooms
- Stylish Bathroom with mod fittings
- Exceptional Views
- No Forward Chain – Ideal for immediate occupation

Approximate total area⁽¹⁾

770 ft²
71.6 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

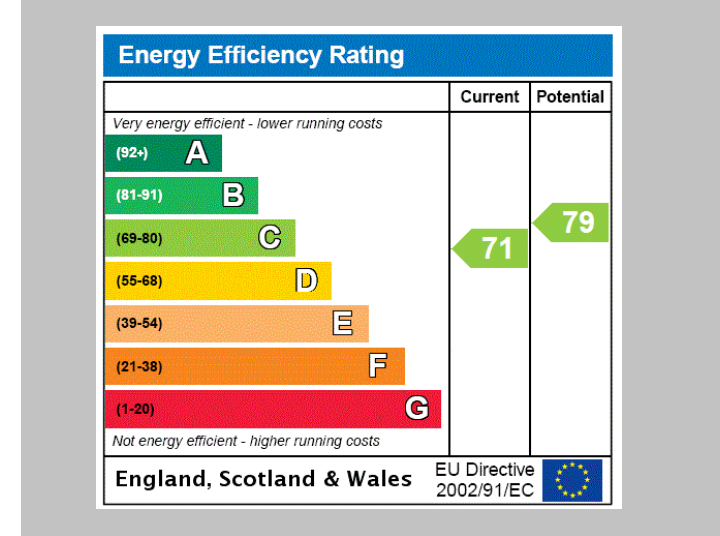
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