

11 Asquith Close, Christchurch, Dorset,  
BH23 3DX

Asking Price **£625,000**



3

Bedrooms



1

Living



3

Bathrooms



Parking & Garage



EST  
1992

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# A Vacant Town House with Impressive Views

THIS THREE BEDROOM TOWN HOUSE ENJOYS PICTURESQUE VIEWS ACROSS STANPIT MARSH TOWARDS MUDEFORD QUAY AND HENGISTBURY HEAD. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND BENEFITS FROM OFF ROAD PARKING, A GARAGE AND A BALCONY.

11 Asquith Close is an opportunity to purchase a three storey town house in a desirable location. The Riverslea Development is situated on the edge of the stunning Stanpit Nature Reserve. Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various bars, cafes, shops and restaurants is approx 1 mile away. Mudeford Quay and the sandy Avon Beach are also close by.

The front door leads into the entrance hall. The ground floor features a double bedroom with access to the garden and an ensuite with wc, basin and shower unit. There is also a utility room and internal access to the garage.

Stairs from the entrance hall lead to the first floor landing. To the front of the property is a kitchen/diner. The kitchen features a range of base and eye level units with an integral cooker and hob. The lounge is set to the rear of the property and has access to the BALCONY with stunning views across Stanpit Marsh towards Mudeford Quay and Hengistbury Head.

Stairs from the first floor landing lead up to the second floor. The main bedroom is set to the rear of the property and enjoys incredible views across Stanpit Marsh and Mudeford Quay. There is an ensuite with wc, basin and bath as well as some built in storage. There is a further double bedroom to the front of the property with built in wardrobes. There is a separate bathroom with wc, basin and bath.

To the front of the property a driveway provides OFF ROAD PARKING leading to the INTEGRAL GARAGE. There is a side gate to the left of the house. The rear garden features sections of patio and lawn.

TENURE: FREEHOLD  
COUNCIL TAX BAND: F



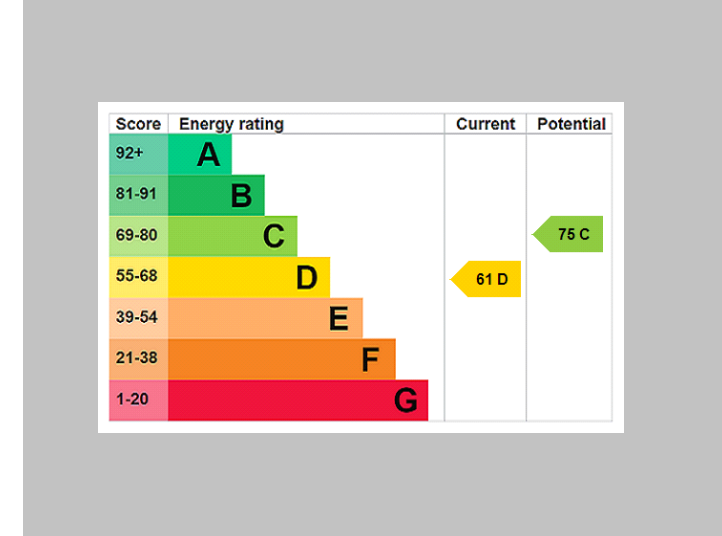
## KEY POINTS

- THREE DOUBLE BEDROOMS
- THREE STOREY TOWN HOUSE
- VIEWS OF MARSH & QUAY
- VACANT POSSESSION
- PARKING & GARAGE
- BALCONY



**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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