

15 Haven Close, Christchurch, Dorset,
BH23 3RH

Guide Price **£700,000**



Bedrooms



Living



Bathrooms



Parking & Garage



EST
1992

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A Town House in Stanpit with Excellent Views

THIS FOUR BEDROOM THREE STOREY TOWN HOUSE ENJOYS IMPRESSIVE VIEWS OVER STANPIT NATURE RESERVE. THE PROPERTY IS PART OF A MODERN DEVELOPMENT AND FEATURES A BALCONY AS WELL AS OFF ROAD PARKING AND A GARAGE.

15 Haven Close is an opportunity to purchase a modern three storey town house in an excellent location. The Close sits right next to the picturesque Stanpit Marsh Nature Reserve and also nearby is the sandy Avon Beach and Mudeford Quay. Christchurch Town Centre is approximately 1 mile away with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants.

The front door leads into the entrance hall which has access to a cloakroom with wc and wash hand basin. There is a generous kitchen/diner to the rear of the property with a range of attractive base and eye level units as well as some integral appliances. There is also a ground floor bedroom which is currently set up as a dining room.

Stairs from the entrance hall lead to the first floor landing. The lounge is a bright room with a triple aspect. There is a BALCONY and two further Juliet balconies which all offer wonderful views over Stanpit Nature Reserve. There is a first floor bedroom with an ensuite comprising wc, wash hand basin and shower unit. There is also a family bathroom with wc, wash hand basin and bath.

Stairs from the first floor landing lead to the second floor landing. There are two more bedrooms on the top floor. The main bedroom has an ensuite with wc, basin and shower unit as well as a dressing room with built in wardrobes.

To the front of the property there is ALLOCATED CAR PARKING as well as an INTEGRAL GARAGE. There is also some visitor parking. Haven Close residents benefit from their own private access to Stanpit Marsh to really make the most of the stunning location. The rear garden is well kept by the current owners and enjoys a pleasant view of Stanpit Marsh.

TENURE: FREEHOLD. We are informed that there is a maintenance charge for the communal parts of Haven Close of £468.90pa.
COUNCIL TAX BAND: F



KEY POINTS

- FOUR BEDROOMS
- THREE BATHROOMS
- VIEWS OF NATURE RESERVE
- CLOSE TO QUAY & BEACH
- PARKING & GARAGE
- BALCONY

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 86 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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