

4 Watermead, 23 Willow Way,
Christchurch, Dorset, BH23 1JJ

Asking Price **£795,000**



3

Bedrooms



1

Living



2

Shower Rooms



Parking



EST
1992

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Slades Estate Agents

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A Chain Free Waterside Bungalow in Central Christchurch

THIS THREE BEDROOM BUNGALOW BOASTS DIRECT RIVER FRONTAGE AND IS SITUATED IN CHRISTCHURCH TOWN CENTRE. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND ENJOYS ACCESS TO THE RIVER VIA MOORINGS AND USE OF A SLIPWAY

Watermead is a prime waterside development of only 20 properties in Christchurch Town Centre. This is a rare opportunity to purchase 1 of only 6 properties with direct river frontage. Christchurch is a beautiful and historic town with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. The property falls within the Twynham School Catchment area and offers potential buyers the opportunity to improve the accommodation if desired.

The property features three bedrooms, two shower rooms and an open plan kitchen/dining/living space with views over the River Stour. The open plan living space has glass doors to the rear, opening onto a decked sun terrace.

The original garage has been incorporated into the accommodation of the bungalow although the power roller shutter door remains and can give access to the Utility Room with storage under. There is OFF ROAD PARKING to the front of the property.

There is a floating pontoon where two boats can be moored and we understand there is a maximum restriction to 26 ft boats. The pontoon was installed in February 2024 by Aqua Dock. The development also benefits from a slipway for launching smaller boats.

There is a Management Company which is responsible for communal areas and all the lawns. The Service Charge is approximately £275.00 per annum.

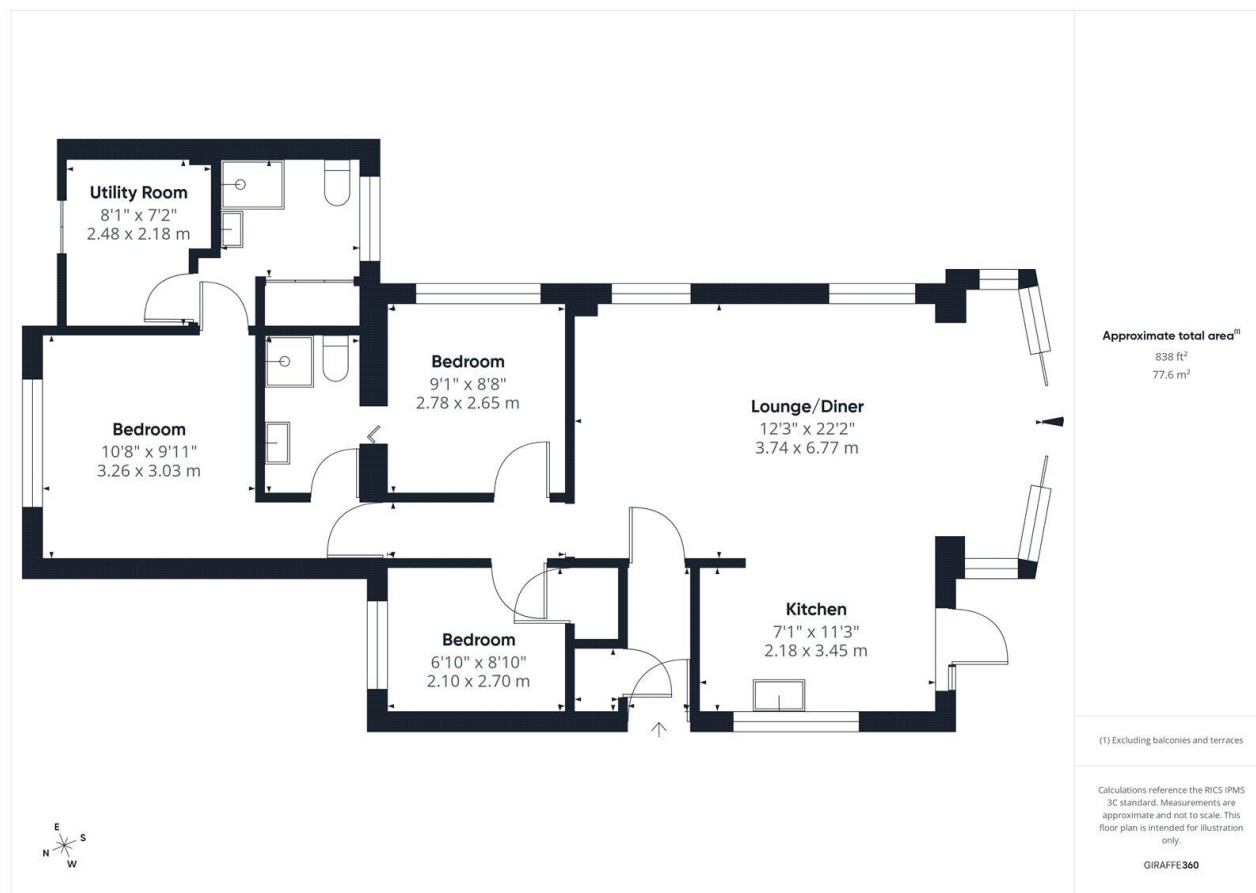
Agents note: Please note that some of the photos within these particulars have been virtually staged.

TENURE: FREEHOLD
COUNCIL TAX BAND: G



KEY POINTS

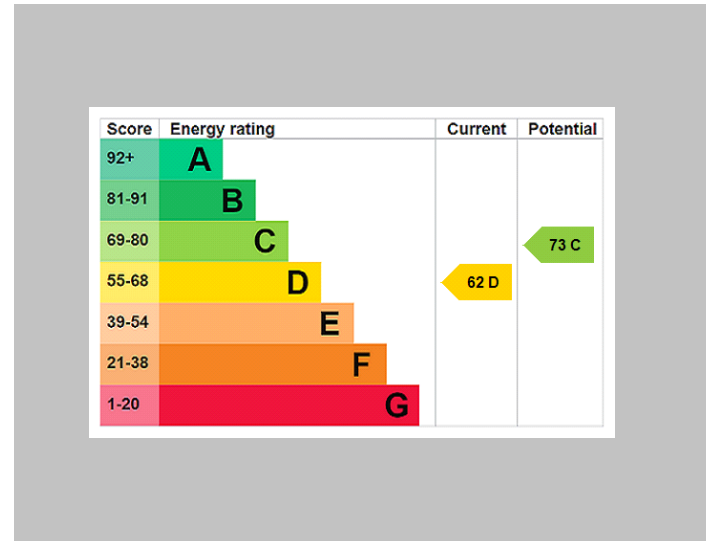
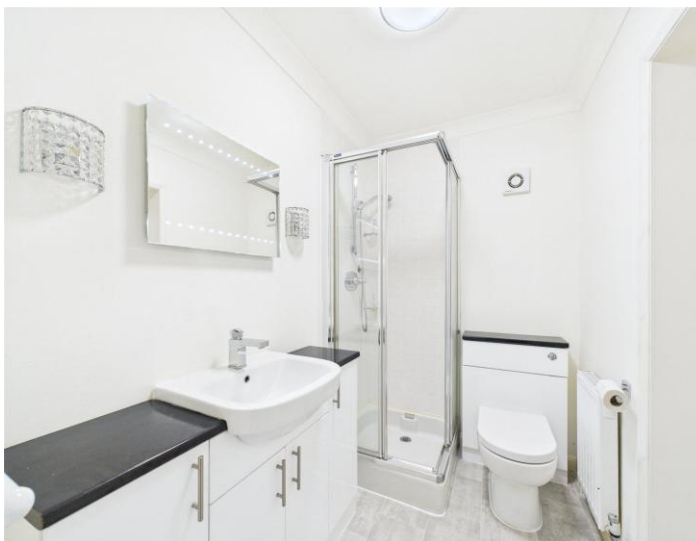
- RIVER FRONTAGE
- THREE BEDROOMS
- DETACHED BUNGALOW
- CHAIN FREE
- RIVER ACCESS
- CENTRAL CHRISTCHURCH



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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