

Flat 5, Bailey Hall, Dragoon Way,
Christchurch, Dorset, BH23 2TY

Asking Price **£450,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

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NO CHAIN...BEAUTIFULLY PRESENTED... CHARACTERFUL BUILDING

NO CHAIN! A BEAUTIFULLY PRESENTED AND CHARACTERFUL DUPLEX APARTMENT FORMING PART OF THE HISTORIC BAILEY HALL DEVELOPMENT, POSITIONED ON THE EDGE OF THE RIVER STOUR WITH ITS OWN PRIVATE JETTY.

Dragoon Way is a desirable residential location, set close to the River Stour and within easy reach of the town centre. Christchurch is a historic coastal town renowned for its picturesque quay, independent shops, and cafés, as well as the iconic 11th-century Priory. The area offers a relaxed waterside lifestyle, with scenic river walks, sailing opportunities, and nearby sandy beaches. The property is conveniently located approximately 0.4 miles from Christchurch railway station, providing direct links to Bournemouth, Southampton and London, while excellent road connections via the A35 make it ideal for commuters. The surrounding area also benefits from a range of well-regarded schools, local amenities, and leisure facilities, making it suitable for both full-time residence and second home ownership.

This unique home is arranged over two floors and offers a well-balanced layout, combining charming period features with modern-day living. The ground floor welcomes you with a spacious entrance hall leading into a generous lounge/dining room, measuring over 21ft in length, creating a bright and versatile living space ideal for both relaxing and entertaining. From this room you can capture delightful views of the river. The adjoining kitchen is well-proportioned and thoughtfully arranged, offering ample worktop and storage space along with a breakfast bar.

Also on the ground floor is a generously sized bathroom and additional storage, enhancing the practicality of the layout.

To the first floor, the property offers two well-sized bedrooms, including a particularly spacious principal bedroom, alongside a further bathroom and a useful walk-in wardrobe/dressing area. A central landing provides access

to all rooms and contributes to the sense of space throughout.

The apartment benefits from character features typical of a building of this era, including well-proportioned rooms and large windows allowing for an abundance of natural light.

Outside the property there are beautifully maintained communal gardens, gate's provide direct access to the river side where there is a private jetty. Ideal for those looking to Moor a boat or launch paddle boards/kayaks etc.

Accessed from Dragoon Way there is an extra visitor car parking area for the exclusive use of Bailey Hall residents. An electric security gate leads to the car parking area with allocated space for 1 car.

Bailey Hall is a striking period building dating back to the late 19th century and forms part of the historic former barracks complex on Dragoon Way, originally constructed in the 1790s to house cavalry troops. The development takes its name from the nearby Military Engineering Experimental Establishment, where the famous "Bailey Bridge" was developed during World War II. The building itself was sympathetically converted into residential apartments around 2000, preserving its architectural charm while offering modern comforts. Today, Bailey Hall stands as an exclusive collection of just a handful of apartments, set within attractive grounds and offering a sense of privacy and heritage.

TENURE: SHARE OF FREEHOLD.

We understand a service charge of APPROX £2400PA is payable.

COUNCIL TAX BAND: E



KEY POINTS

- HISTORIC BUILDING
- TWO GENEROUS BEDROOMS
- 21FT LOUNGE/DINING ROOM
- NO CHAIN
- CHARACTER FEATURES THROUGHOUT
- SOUGHT-AFTER RIVERSIDE LOCATION



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1087 ft²
101 m²

Reduced headroom

143 ft²
13.3 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.

GIRAFFE 360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	70 C
39-54	E		
21-38	F		
1-20	G		

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