

denisons.com



## 27 Priory Quay

*Christchurch, BH23 1DR*

### **Christchurch**

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# 27 Priory Quay, Christchurch, BH23 1DR

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## DESCRIPTION

Located within the heart of Christchurch Town Centre being just a short stroll from the High Street and Priory. The Town Centre of Christchurch offers an excellent range of shopping and recreational facilities and the High Street is closed on Mondays for the town market. Excellent road and rail links can be found within 2 miles and 0.5 miles respectively. Also in easy striking distance is the Christchurch Sailing Club and a little further along the river; Christchurch Rowing Club catering for a variety of water activities.

## SITUATION

This is an outstanding waterside residence offering extremely spacious accommodation throughout, situated in the heart of Christchurch Town Centre. With accommodation spread over four floors, this property benefits from having a south facing terrace, with a 9-metre mooring directly in front of the property. There are four double bedrooms, one of which is on the ground floor with a south facing patio area. On the second floor, there is the master bedroom, with its own south facing balcony and accompanying en-suite shower room. All three bedrooms above ground floor have an extensive range of fitted wardrobes, drawers and shelves with lighting and mirrors. The main living, dining and kitchen area is open plan and measures 43' in length. The luxury kitchen is fitted with appliances and benefits from a breakfast bar and island. A notable feature of this outstanding home is the outside living space, with a large sun terrace providing direct access to the yacht basin and stunning views over the water. Further to this, there are an additional two balconies, all with spiral staircases to each level. To the ground floor there is a utility room and WC which has the potential for a shower to be installed. Priory Quay development was designed to offer modern contemporary architecture and compliments the surrounding historic buildings and beautiful town central conservation area.

## ACCOMMODATION

Entrance Hall  
Utility Room  
Ground Floor Cloakroom  
Yacht Room/Bedroom Four  
Dining Area  
Kitchen  
Lounge  
Bedroom One  
En-Suite Shower Room  
Family Bathroom  
Bedroom Two  
Bedroom Three with Mezzanine Floor

## OUTSIDE

Car Port  
Sun Terrace  
Balcony from Lounge  
Balcony from Bedroom  
9m Mooring with Power  
Secure Storage Room off Car Port

## SERVICES

We understand the property is connected to mains water, sewerage, gas and electricity.

Tenure: Freehold

## LOCAL AUTHORITY & COUNCIL TAX

Christchurch Borough Council – Tax band G

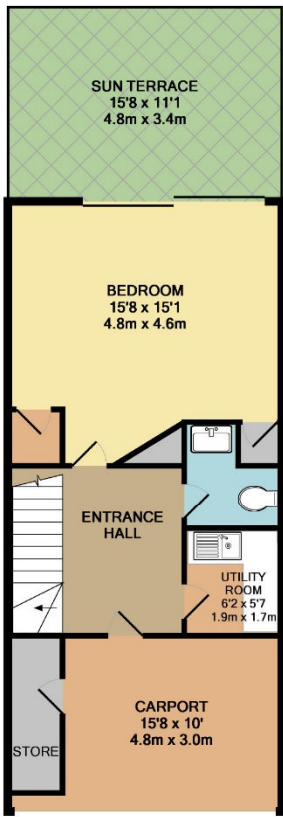
## DIRECTIONS

From our office proceed to the top of Castle Street and turn left into Church Street. Follow the one-way system around and turn left by the Red House Museum. At the Priory car park turn right and then left at the Boat House. Follow the road round to the left and cross over the small bridge by the old Mill House and Priory Quay can be found on the left-hand side.

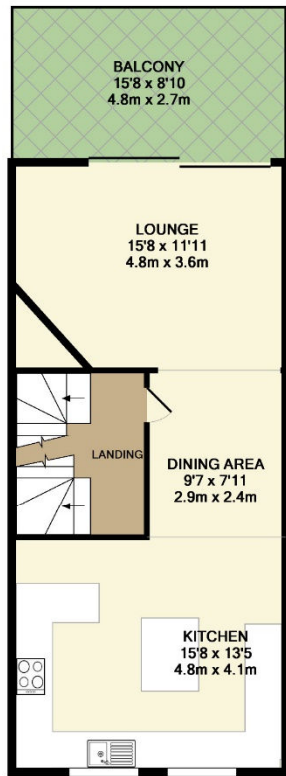




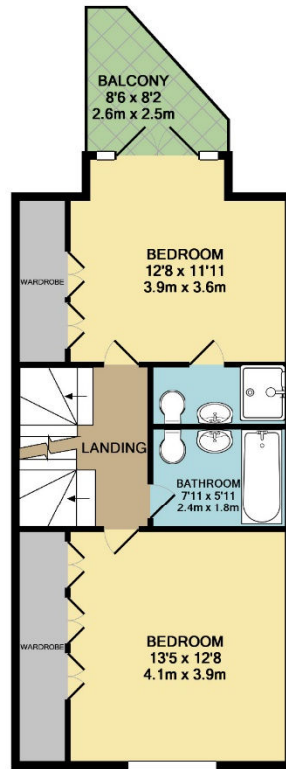




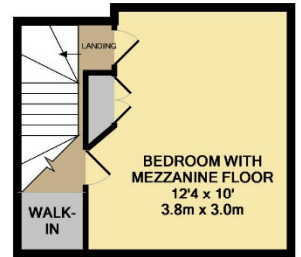
GROUND FLOOR  
APPROX. FLOOR  
AREA 545 SQ.FT.  
(50.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 545 SQ.FT.  
(50.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 528 SQ.FT.  
(49.0 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 216 SQ.FT.  
(20.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1835 SQ.FT. (170.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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