

MARSH & MARSH PROPERTIES

The Moorings, 2 Willow Way, Christchurch, BH23 1JJ

£830,000



****ATTENTION ALL YOUNG/GROWING FAMILIES, OR ANYONE LOOKING FOR A PERFECT HOLIDAY HOME WITH TWO MOORINGS**** This charming three-bedroom mid-terrace property is situated in the highly desirable town of Christchurch, known for its natural beauty, historic landmarks, and modern amenities. Located at the confluence of the River Stour and River Avon, it offers stunning riverside views and easy access to the coast. Christchurch is famous for its beautiful beaches, including Southbourne and Mudeford, perfect for water sports and coastal walks, as well as Christchurch Harbour, ideal for boating. The nearby Hengistbury Head nature reserve provides scenic trails, and the town centre boasts independent shops, cafes, and restaurants. Excellent local schools and convenient transport links, including Christchurch railway station, enhance the appeal of the area. The property features a balcony, an integral garage, and two moorings—one in a private dock with immediate access to the River Stour and another in the river capable of accommodating a 30ft boat. Inside, the home offers a spacious lounge with balcony access, a well-appointed fitted kitchen, a W/C, and three double bedrooms, one with an ensuite bathroom. The house also includes a family bathroom with a three-piece suite. Externally, there is a driveway to the front and the aforementioned balcony and mooring at the rear, with an additional mooring on the River Stour.

The service charge is approximately £1,000 per year, covering the external maintenance of the moorings, as well as the upkeep of the house's retaining structures.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE PORCH

The entrance porch creates a charming first impression, featuring a wood-effect UPVC window and matching front door that combine style with durability. This inviting space sets the tone for the rest of the home while providing an added layer of security.

ENTRANCE HALL



The entrance hall offers a welcoming and practical space, featuring a secure door and window for added peace of mind. A convenient understairs storage cupboard provides ample space for household essentials, while wood-effect flooring adds warmth and style. The hall also grants secure access to the integral garage, enhancing functionality. Completing the space are a radiator and sleek ceiling spotlights that create a bright and inviting atmosphere.

INTEGRAL GARAGE 2.5 x 5.4m (8'2 x 17'8)

The integral garage offers secure and convenient storage, featuring an up-and-over garage door for easy access. Equipped with power and lighting, it provides a versatile space suitable for parking, storage, or a home workshop.

LANDING

A split-level landing with ceiling spotlights that provides access to the lounge.

LIVING ROOM 4.5 x 5.3m (14'9 x 17'6)

The spacious lounge is a bright and inviting space, enhanced by full-length, floor-to-ceiling UPVC wood-effect sliding door and windows that flood the room with natural light and provide access to the balcony. The room is further enhanced by a

Bose surround sound system. To complete this room there is elegant ceiling spotlights, classic coving that adds a touch of sophistication, and a radiator.



BALCONY



The wood-effect composite decked balcony offers a stylish and low-maintenance outdoor space, perfect for relaxing or entertaining. Steps lead down to a private mooring, providing convenient access to the water.

LANDING

A split-level landing providing access to the kitchen and a W/C.

KITCHEN 3.2 x 5.4m (10'5 x 17'8)



The modern white gloss fitted kitchen combines style and functionality, a one-and-a-half bowl sink with a chrome mixer tap, and stone-effect splashback tiling. High-quality integrated appliances include a Hotpoint washing machine, a Diplomat dishwasher, and a fridge freezer, alongside a built-in Diplomat hob with an extractor fan and a Hotpoint double oven with grill. The wood-effect flooring seamlessly continues from the entrance hall, complemented by coving, ceiling spotlights, and a radiator. A wood effect UPVC window allows natural light to brighten the space, while an internal window overlooks the landing above. The kitchen is further enhanced by an integrated Bose sound system and a combination boiler, ensuring modern convenience throughout.

W/C

A W/C features a low-flush toilet, and a pedestal sink with stylish splashback tiles. Tiled flooring adds practicality and elegance, while a ceiling spotlight and a wood-effect UPVC window allows for ample lighting. To complete this room there is a radiator.



LANDING

A split-level landing with an internal window into the kitchen, ceiling spotlights and access into bedroom one.

BEDROOM ONE 4.6 x 5.3m (15'1 x 17'6)



The large double bedroom offers an abundance of storage with four double fitted wardrobes spanning the length of the room. Ceiling spotlights and an integrated Bose sound system add a modern touch, while coving enhances the room's character. A TV and radio aerial port provide entertainment options, and a radiator ensures comfort. The UPVC window frames picturesque views of the moorings, creating a serene and inviting atmosphere.

EN-SUITE BATHROOM



The ensuite bathroom features a stylish three-piece suite, including a P-shaped bathtub with a handheld power shower overhead, a low-flush toilet, and a pedestal sink. The tiled walls and flooring provide a sleek, contemporary finish, while ceiling spotlights and an integrated Bose sound system enhance the atmosphere. A radiator ensures comfort, and an extractor fan maintains ventilation.

LANDING

A split-level landing with a Velux window, storage cupboard and access to bedroom three.

BEDROOM THREE 2.5 x 3.8m (8'2 x 12'5)



This double bedroom exudes character with exposed wooden ceiling beams and high ceilings, creating a spacious and airy feel. It offers practical storage cabinets, a radiator, and a wood-Velux window that allows natural light to flood the room.

LANDING

A split-level landing sharing the Velux window with the previous landing, ceiling spotlights, an airing cupboard, loft access and access into bedroom two and the house bathroom.

BEDROOM TWO 4.5 x 3.6m (14'9 x 11'9)



This double bedroom is thoughtfully designed with two double fitted wardrobes and a corner desk with drawers, offering plenty of storage and workspace. Two Velux windows provide stunning views of the moorings, while an integrated Bose sound system and ceiling spotlights create a modern and inviting atmosphere. Additionally, there is a radiator.

BATHROOM

The bathroom features a well-appointed three-piece suite, including a bathtub with a power shower above, a low-flush toilet, and a pedestal sink. Tiled walls and flooring add a sleek, modern

finish, while ceiling spotlights brighten the space. A radiator ensures comfort, and the integrated Bose sound system enhances the atmosphere. An extractor fan provides effective ventilation.



EXTERNAL



To the front of the property, there is a driveway providing convenient off-street parking, while to the rear, a balcony offers a low maintenance outdoor space. The property also includes two moorings: one situated behind the property in a dock, and the other on the River Stour, capable of accommodating a 30ft boat.



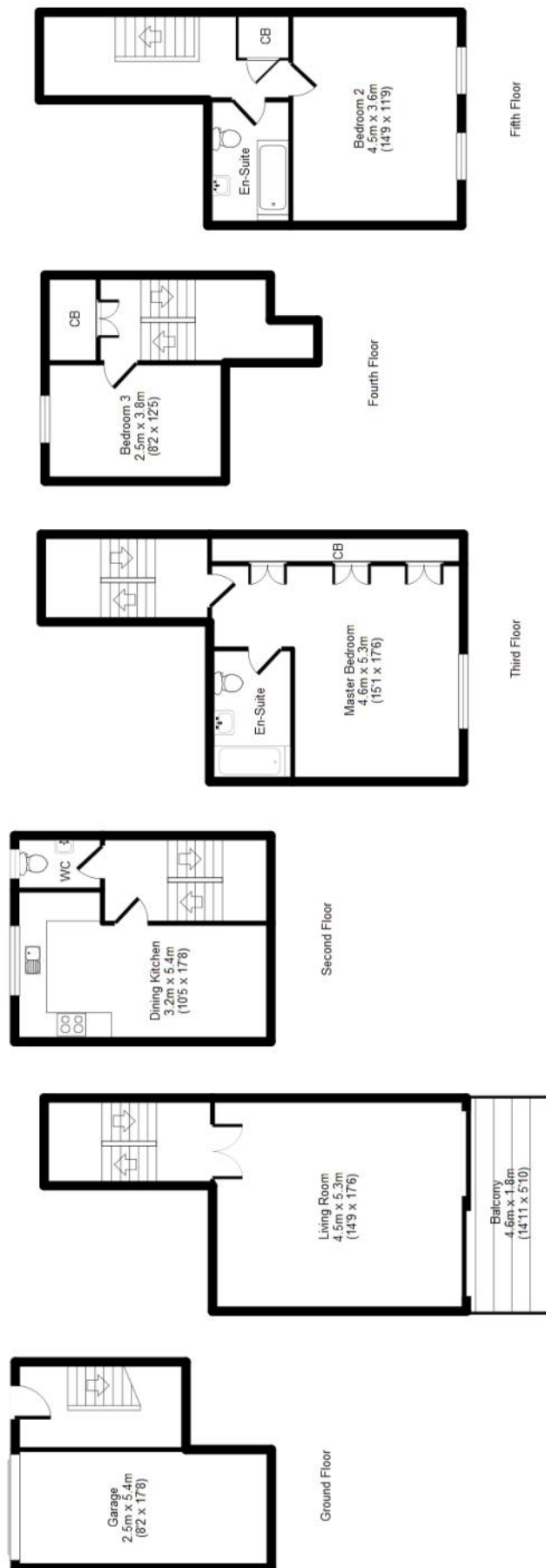
Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars,

they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.





The Moorings, 2 Willow Way, Christchurch, BH13 1JJ



APPROX GROSS INTERNAL FLOOR AREA: 159 sq. m / 1706 sq. ft.

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part of any contract or warranty.

(c) Marsh & Marsh Properties

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk