

Luxury+Prestige

25 ROSSITERS QUAY

15 WILDERTON ROAD, BRANKSOME PARK, POOLE, BH13 6ED























TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™

Floorplan

25 Rossiters Quay, Bridge Street
Christchurch, BH23 1DZ

GROSS INTERNAL AREA

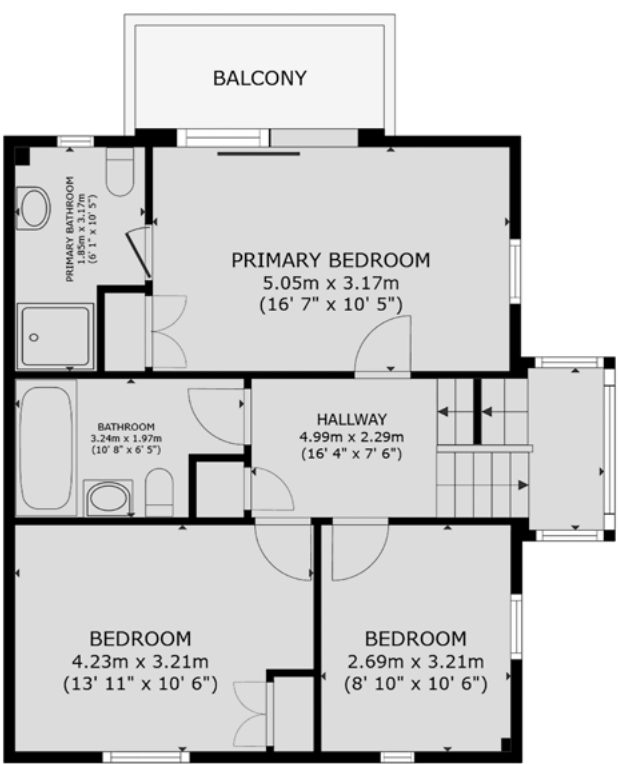
House:
Ground Floor: 522 sq. ft / 48.5 m²
First Floor: 678 sq. ft / 63 m²
Second Floor: 644 sq. ft / 59.8 m²
Garage: 200 sq. ft / 18.6 m²
Total: 5,822 sq. ft / 541 m²

Overall Total: 2,044 sq. ft / 189.9 m²

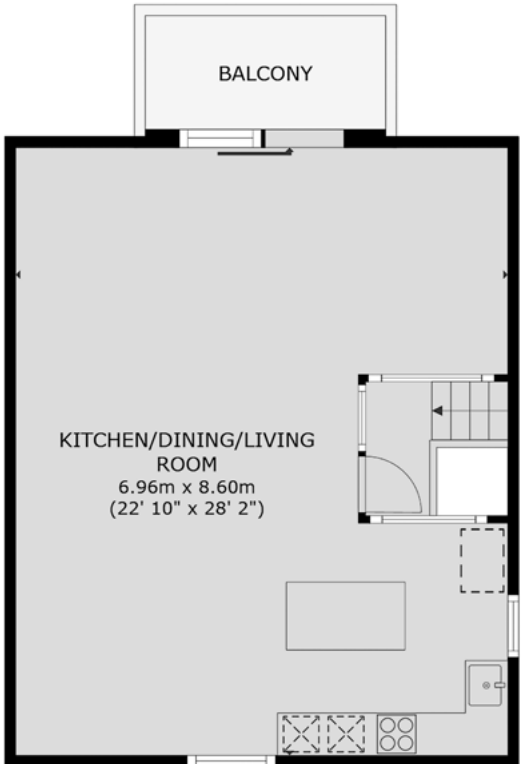
Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Summary

An exceptional opportunity to buy this waterside home in arguably the finest location on the development.

With wonderful water views stretching across to The Christchurch Priory this truly unique home also offers, unusually, two moorings (5m and 12m)! With flexible accommodation the property could be multi generational with the ground floor having annexe potential. A beautiful stairway rises to both the first and second floors. The first floor is where you find the bedrooms, all good size doubles. The second floor is where you'll enjoy the spectacular views from a stunning open plan living room with wonderful vaulted ceilings. The space also incorporates a recently re-fitted kitchen with centre island. There are balconies from each floor of the house making you spoilt for choice for areas to relax. Outside, there is a deck where you can sit and enjoy the wonderful sunsets. You also have access to both moorings from this private area. This property would make a great lock up and leave or indeed a full time home for anyone looking for a lifestyle property in this wonderful location and within easy walk to all the facilities Christchurch has to offer.

Details

Guide Price:	£1,475,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	999 years from 01/05/1998
Maintenance:	£3,800pa
Ground Rent:	Peppercorn* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £88,750** Additional Home £162,500** ** based on guide price, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band G 2024/2025 £3,579.59pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Stunning townhouse
- + On the river at Christchurch
- + 5m and 12m private pontoon berths
- + Private parking and garage
- + Extends to 2,044 square feet
- + Three bedrooms, three bathrooms
- + Beautiful open plan living space
- + Fabulous views
- + Small private development
- + Close to town centre amenities

Our team



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