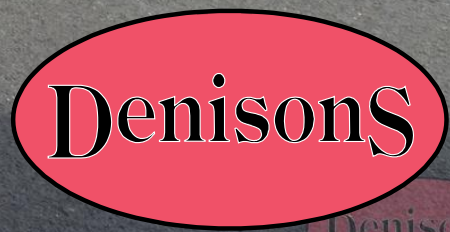




17 Rossiters Quay



17 Rossiters Quay

Bridge Street, BH23 1DZ

Offers in the Region Of £1,300,000

This magnificent link-detached house is located in an enviable position on the highly sought-after Rossiters Quay development, boasting a rare 28ft mooring in a private dock, complete with a floating pontoon and boat floating storage deck. The mooring area is an idyllic spot, overlooked by the raised terraced garden which affords breath taking views over the tranquil river Avon and provides easy access to the harbour and sea. As you enter the house, you are greeted by a spacious lounge on the left, beautifully adorned with natural light and offering ample space to relax and entertain guests. A large conservatory sits adjacent to the lounge, offering panoramic views of the river Avon. The kitchen is fully equipped with appliances and provides ample space for preparing and enjoying delicious meals with family and friends. A convenient utility room is located next to the kitchen, where you can do laundry and store essentials. On the first floor, you will find three well-proportioned bedrooms, all of which come with fitted wardrobes to ensure ample storage space. The master bedroom could be a haven of luxury, offering stunning views of the pontoon and an ensuite shower room for added convenience. The other two bedrooms are equally spacious and boast breath taking views of the river, providing a peaceful retreat for rest and relaxation. Additionally, there is a well-appointed family bathroom on this level. In summary, this spectacular house offers an exceptional lifestyle opportunity with its rare mooring



Entrance Hall

**Lounge 20' 5" x 13' 9" (6.22m x 4.19m)
narrowing to 9'9"**

Kitchen/Dining 20' 5" x 10' 4" (6.22m x 3.15m)

Utility room 6' 3" x 6' 0" (1.90m x 1.83m)

**Conservatory 16' 0" x 9' 8" (4.87m x 2.94m)
narrowing to 12' 8"**

First Floor Landing

Bedroom 1 16' 2" x 14' 2" (4.92m x 4.31m)

En-suite Shower room

Bedroom 2 10' 4" x 10' 5" (3.15m x 3.17m)

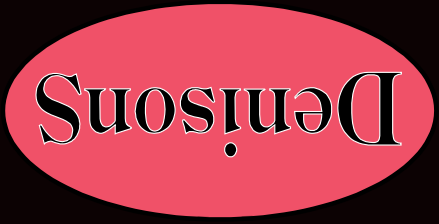
Bedroom 3 10' 4" x 9' 8" (3.15m x 2.94m)

Family Bathroom

Attached Garage

Private Garden





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www.denisons.com

Mayfair
 Cashel House, London, W1U 3JT
 0870 112 7099
 mayfair@denisons.com

Christchurch
 12 Castle Street, Christchurch BH23 1DT
 01202 484748
 christchurch@denisons.com

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

