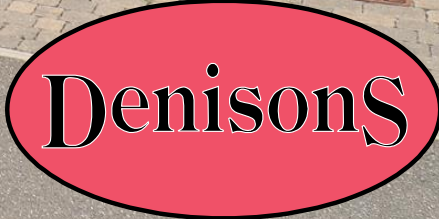




FOR SALE  
**Denison's**  
Estate Agents  
01202 484748

1 The Old Sorting Office



# 1 The Old Sorting Office

Wick Lane, BH23 1FB

£499,950

This exquisite three-bedroom end of terrace house is ideally located in the picturesque heart of Christchurch, just a brief stroll from the bustling town center, Christchurch Quay, the tranquil harbor, and the historic priory. The residence boasts a generously proportioned open plan lounge and dining area, complete with large windows that flood the space with natural light. The contemporary kitchen is equipped with high-end integrated appliances, while the convenient downstairs WC adds to the practicality of the home. Ample storage space is cleverly integrated throughout the property, ensuring a clutter-free living environment. The master bedroom is a tranquil retreat, featuring an en-suite shower room for added luxury, and the family bathroom is beautifully appointed. The generous second bedroom and cozy third single room offer flexibility and comfort. Additionally, the property includes a spacious private balcony with lush artificial astroturf, creating an inviting outdoor retreat. Residents can benefit from allocated parking within the development and bike storage facilities. This highly sought-after property is sure to attract considerable interest, so schedule your viewing at your earliest convenience to avoid missing out on this exceptional opportunity. Service Charge £117.21 Every 6 months



**Entrance Hall**

**Downstairs WC**

**Lounge/Diner 22' 6" x 7' 1" (6.85m x 2.16m)**

**Kitchen 9' 3" x 8' 1" (2.82m x 2.46m)**

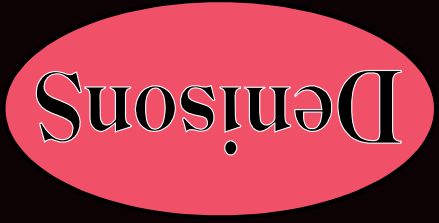
**Master bedroom 10' 2" x 9' 4" (3.10m x 2.84m)**

**Bedroom 2 9' 10" x 9' 4" (2.99m x 2.84m)**

**Bedroom 3 10' 4" x 7' 0" (3.15m x 2.13m)**

**Family Bathroom**





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Score	Energy rating	Current	Potential
92+	A	81 B	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

