

denisons.com



27 Priory Quay, BH23 1DR

Christchurch

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27 Priory Quay, BH23 1DR

SUMMARY

This stunning waterside property, nestled in the heart of Christchurch within a highly sought-after development, offers a private and peaceful location. Spanning four floors, the home boasts luxurious accommodation, including three/four spacious double bedrooms. On the ground floor, you'll find a utility room, a WC with the potential for a shower installation, and a versatile yacht room/lounge that could easily be used as a fourth bedroom. This space provides direct access to the private 10-metre mooring, which is fully equipped with electricity and water—perfect for boating enthusiasts.

Outside, the property excels in outdoor living, with a spacious south-facing sun terrace that offers direct access to the yacht basin and breathtaking views over the water, ideal for catching some sun or simply relaxing. Two additional balconies, each with spiral staircases leading to every level, provide even more outdoor space, all overlooking spectacular views across the River Stour to Hengistbury Head. A carport with parking for multiple vehicles and additional outside storage further enhances the property's appeal.

The first floor features a large, open plan living and dining area, measuring an impressive 43 feet in length. This space seamlessly connects to a modern, fully fitted kitchen with a breakfast bar and island, offering an ideal setting for entertaining. On the second floor, you'll find two beautifully presented double bedrooms, both light and airy, with additional built-in wardrobes. One of the bedrooms features a private south-facing balcony and en-suite, while the other is adjacent to the family bathroom. The top floor houses the third bedroom, which includes an additional mezzanine level, built-in wardrobe space, and windows letting natural light in from both sides, offering even more versatility to the space.

Conveniently located within walking distance to Christchurch Town Centre and local







Also at:

Mayfair

Cashel House, 15 Thayer Street

London, W1U 3JT

Telephone: 0870 112 7099

Email: mayfairoffice@denisons.com





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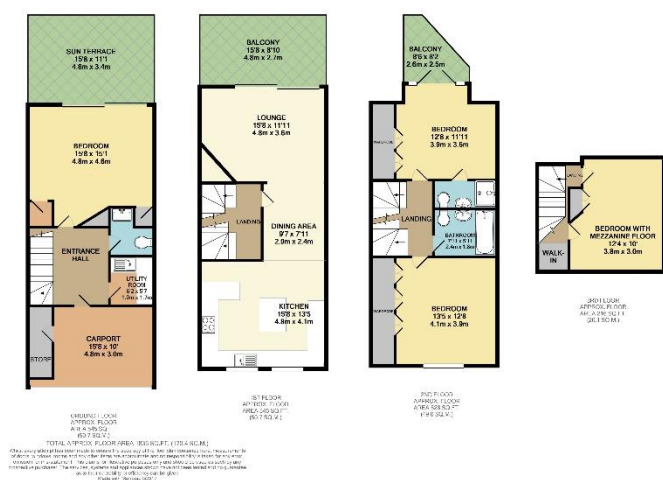
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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