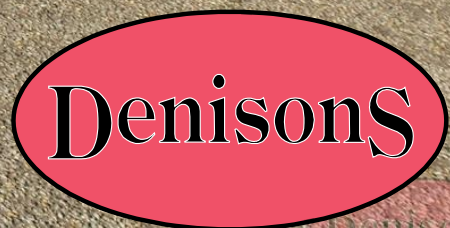




21 Waterside





# 21 Waterside

Christchurch, BH23 3NZ

Offers in Excess of £850,000

This waterside town house offers direct harbour access, secure boat storage, and exclusive use of the slipway, making it an ideal home for water lovers. A rare-to-market property, it combines charming features with stunning views overlooking the harbour. Fronting the slipway/Dinghy park the home has the advantage of the open outlook.

Accommodation is spread across three floors, featuring three spacious double bedrooms, all of which benefit from built-in wardrobes for added convenience. The bright and airy lounge/diner is enhanced by a south-facing balcony, perfect for enjoying the sunshine and the scenic surroundings. Centrally located, the property is close to Christchurch town centre, the beautiful Stanpit Marsh and the picturesque Avon Beach, offering the ideal blend of natural beauty and leisure.

The property also boasts a low-maintenance rear garden, ideal for outdoor relaxation, as well as driveway parking and an enclosed carport for added convenience.

With no onward chain, this is a great opportunity for those seeking a waterside property in a fantastic location, making it an exceptional find in a highly sought-after area.





**Utility Room**

**Bedroom 3 10' 8" x 8' 1" (3.24m x 2.46m)**

**Bedroom 2 11' 5" x 7' 2" (3.49m x 2.19m)**

**Shower Room**

**Bedroom 1 15' 1" x 12' 9" (4.61m x 3.89m)**

**En-suite**

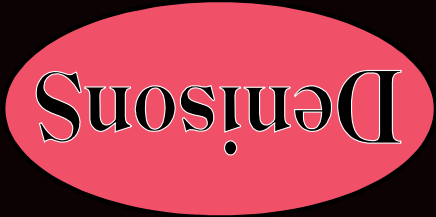
**Lounge/Diner 22' 10" x 15' 1" (6.95m x 4.61m)**

**Kitchen 15' 1" x 8' 0" (4.61m x 2.45m)**

**Balcony 13' 9" x 5' 0" (4.19m x 1.52m)**

**Garage 15' 7" x 15' 1" (4.75m x 4.61m)**





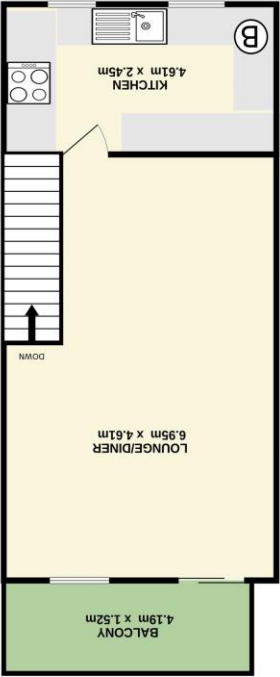
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA: 125.3 sq.m. approx.

