



40 Priory Quay

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DenisonS

40 Priory Quay

Christchurch, BH23 1DR

£1,680,000

Set in one of the most sought-after frontline positions within the exclusive Priory Quay development, no. 40 Priory Quay offers a rare opportunity to acquire an exceptional end-of-terrace waterside home with uninterrupted views across the rivers Avon and Stour and views towards the harbour together with direct access to the marina. This is the first time the property has been brought to market in many years, and it occupies a truly enviable setting—tucked away beside the historic priory, yet just a short, level walk from Christchurch town centre, its vibrant High Street, independent shops, cafes, and restaurants. Arranged over three well-planned floors, the accommodation includes an open-plan first floor living space designed to maximise the spectacular outlook, a south-facing sun terrace perfect for entertaining or relaxing, and a small private garden leading directly to a 12-metre private mooring on the outer marina pontoon. The home would benefit from some updating, offering buyers the chance to modernise to their own taste, but this is far outweighed by its unique location and lifestyle potential. Additional features include parking for multiple vehicles, a prime end-of-terrace position offering enhanced privacy and panoramic waterside views, a service charge of £2,400 per annum, and no onward chain. Whether you're a boating enthusiast or simply seeking a peaceful home by the water, this is a rare chance to secure a property in one of Christchurch's most prestigious and desirable settings.



Carport 25' 0" x 8' 7" (7.61m x 2.61m)

Utility room 6' 7" x 5' 0" (2.01m x 1.52m)

Bedroom 15' 7" x 10' 9" (4.75m x 3.27m)

Bedroom 15' 7" x 14' 9" (4.75m x 4.49m)

Kitchen/Diner 25' 0" x 19' 8" (7.61m x 5.99m)

Lounge 16' 2" x 15' 7" (4.92m x 4.75m)

Balcony 16' 4" x 8' 7" (4.97m x 2.61m)

Balcony 22' 1" x 4' 1" (6.73m x 1.24m)

Balcony 15' 7" x 5' 11" (4.75m x 1.80m)

Bedroom 17' 9" x 12' 1" (5.41m x 3.68m)

Balcony 6' 3" x 3' 2" (1.90m x 0.96m)

En-suite 8' 3" x 6' 0" (2.51m x 1.83m)

Bedroom 17' 9" x 11' 10" (5.41m x 3.60m)

En-suite 8' 2" x 6' 0" (2.49m x 1.83m)

Parking





Ground Floor

- Bedroom / Family Room: 4.78 x 3.81m, 15.8' x 12.5'
- WC: 1.58' x 1.25'
- Boiler Room
- Utility Room
- WC
- Wd/c
- A/C
- WC
- Boiler Room
- Bedroom: 4.82 x 2.74m, 15'10" x 9'0"
- Porch
- Cbd
- Halfway
- Bedroom / Kitchen / Diner: 4.78 x 12.45m, 15.8' x 40'10"
- Balcony: 2.46 x 4.75m, 8'1" x 15'7"
- Balcony: 6.21 x 7.50m, 20'4" x 24'7"

First Floor

- Bedroom: 3.86 x 3.20m, 12'8" x 10'6"
- Ensuite
- Ensuite
- Bathroom
- Bedroom: 16.7' x 12.5'

Second Floor

- Bedroom: 16.7' x 12.5'

Total Area: 176.6 m² ... 1901 ft² (excluding balcony, roof terrace)

All measurements are approximate and for display purposes only

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