



SOLE
AGENTS

11 WHITEHALL

11 Whitehall



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Christchurch, BH23 1DE

£499,000

Charming Character Home in the Heart of Christchurch – Rare to Market Situated in a prime town centre location, this beautifully presented end-of-terrace home, dating back approximately 200 years, is rarely available and full of period charm. Just a stone's throw from Christchurch Quay and The Quomps, the property is also within walking distance of local amenities, well-regarded schools, and the River Stour, offering easy access to scenic river walks. Inside, the accommodation includes two double bedrooms, one with a private en-suite, along with a well-appointed family bathroom and a convenient downstairs toilet. The bright and spacious lounge features a lovely bay window, creating a warm and inviting space filled with natural light. The kitchen/diner is full of character, boasting an original cooker, separate dining area and French doors leading out to a private, low-maintenance rear garden – perfect for relaxing or entertaining. The garden also includes a summer house, ideal for practical storage. Additional benefits include off-road parking and no forward chain, making this a truly appealing opportunity for buyers looking to move with ease. The location offers the very best of coastal and town living, with Hengistbury Head and Mudeford beaches just a short drive away. Christchurch itself is a historic and vibrant town, home to key landmarks such as the Priory Church, Christchurch Castle ruins, the Regent Centre, and the picturesque Christchurch Quay along the River Stour. This is a rare opportunity to secure a characterful period home in a highly sought-after setting – combining charm, convenience, and lifestyle. Early viewing is strongly advised.



Entrance Porch

Lounge 12' 7" x 16' 8" (3.83m x 5.08m)

Kitchen/Diner 18' 2" x 11' 6" (5.53m x 3.50m)

Garden

Bedroom One 10' 9" x 9' 9" (3.27m x 2.97m)

En-suite 3' 10" x 7' 7" (1.17m x 2.31m)

Family Bathroom 6' 2" x 8' 2" (1.88m x 2.49m)

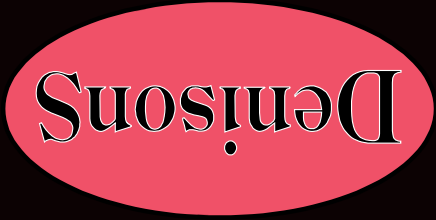
Bedroom 2 11' 6" x 9' 11" (3.50m x 3.02m)

Parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		



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