

237 Fairmile Road
Christchurch
Dorset
BH23 2LQ

01202 487587

MICHAEL ADAM

post@michaeladam.co.uk

www.michaeladam.co.uk



These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**16A CASTLE STREET
CHRISTCHURCH
BH23 1DT**

Price £1,750,000

Freehold



A RARE OPPORTUNITY TO PURCHASE A GRADE 2 LISTED CHARACTER TOWN HOUSE SITUATED IN THE VERY HEART OF CHRISTCHURCH TOWN CENTRE WITH VIEWS OVER THE NORMAN CASTLE RUINS TOWARDS THE PRIORY.

THIS BEAUTIFUL PERIOD PROPERTY OFFERS SPACIOUS ACCOMMODATION THROUGHOUT WITH A BEAUTIFUL FEATURE CURVED STAIRCASE.

THE PROPERTY BOASTS ENTRANCE HALL, MEDIA ROOM/BEDROOM 6/STUDY, DINING/KITCHEN, GROUND FLOOR CLOAKROOM, TO THE FIRST FLOOR IS THE GRAND 27'4 X 16'10 LIVING ROOM WITH FLOOR TO CEILING WINDOWS AFFORDING VIEWS OF THE RUINS AND PRIORY, BEDROOM 4 & BATHROOM, THE 2ND FLOOR HAS 3 BEDROOMS & JACK & JILL BATHROOM & THEN TO THE TOP FLOOR IS A FURTHER BEDROOM WITH EN-SUITE BATHROOM.

THIS DELIGHTFUL HOME IS OFFERED FOR SALE WITH NO FORWARD CHAIN AND HAS AN ENCLOSED COURTYARD AREA AND PARKING AT THE REAR.

AN EARLY INTERNAL INSPECTION IS ESSENTIAL TO FULLY APPRECIATE THIS STUNNING HOME.

- **TOWN CENTRAL BEAUTIFUL CHARACTERFUL TOWN HOUSE**
- **5 BEDROOMS, 3 BATHROOMS**
- **NO FORWARD CHAIN**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **VIEWS OVER THE CASTLE RUINS TO THE PRIORY**
- **GRADE 2 LISTED**
- **STUNNING 27'4 X 16'10 LIVING ROOM**
- **SPACIOUS DINING/KITCHEN**
- **MEDIA ROOM, STUDY OR 6TH BEDROOM**
- **PARKING AND COURTYARD GARDEN**
- **FEATURE CIRCULAR STAIRCASE**
- **GROUND FLOOR CLOAKS**
- **SITUATED IN THE HEART OF THE TOWN CENTRE**
- **VIEWING ESSENTIAL**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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Email: post@michaeladam.co.uk

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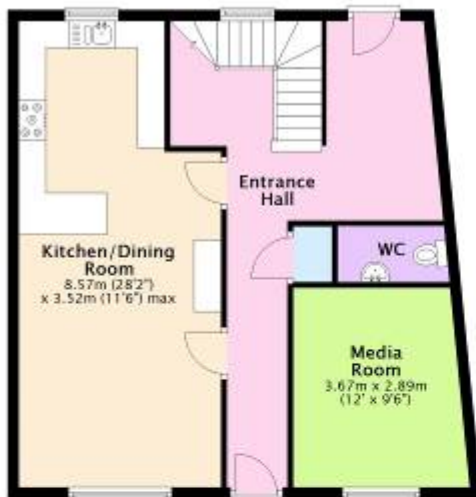


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Ground Floor

Approx. 67.2 sq. metres (723.4 sq. feet)



First Floor

Approx. 68.5 sq. metres (734.7 sq. feet)



Second Floor

Approx. 68.2 sq. metres (734.0 sq. feet)



Third Floor

Approx. 29.8 sq. metres (320.6 sq. feet)

