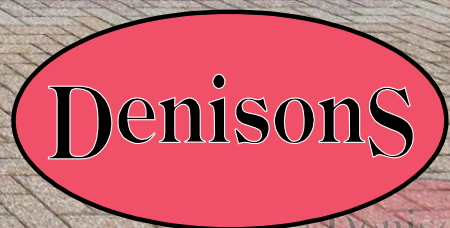




7 Marina View



7 Marina View

1 Willow Way, BH23 1JJ

£475,000

Three Double Bedroom Townhouse | Marina View Development | No Onward Chain Situated within the highly sought-after Marina View development, this well-proportioned townhouse offers accommodation arranged over three floors and presents a fantastic opportunity to modernise to personal taste. The ground floor comprises an integral garage, a downstairs bathroom, and a double bedroom with door access to a private, low-maintenance rear garden. The property benefits from gas central heating throughout and enjoys glimpses of the river from both the ground and second floors. On the second floor is a light and airy lounge with sliding doors opening onto a balcony, along with an open-plan kitchen/diner, creating an ideal space for entertaining and everyday living. The top floor offers two further double bedrooms, both with built-in wardrobes, with the principal bedroom benefitting from an ensuite and further river glimpses. The property is ideally positioned within walking distance of Christchurch town centre, the Priory, castle ruins, Christchurch Quay, and Twynham School. Additional benefits include off-road parking and no onward chain, making this an excellent opportunity in a prime town centre location.



Garage 17' 7" x 8' 3" (5.36m x 2.51m)

Parking

Bathroom 8' 1" x 6' 5" (2.46m x 1.95m)

Bedroom 3 14' 3" x 9' 8" (4.34m x 2.94m)

Kitchen/Diner 19' 8" x 13' 11" (5.99m x 4.24m)

Lounge 14' 6" x 14' 2" (4.42m x 4.31m)

Balcony

Bedroom 2 12' 0" x 8' 11" (3.65m x 2.72m)

Bathroom 7' 0" x 6' 0" (2.13m x 1.83m)

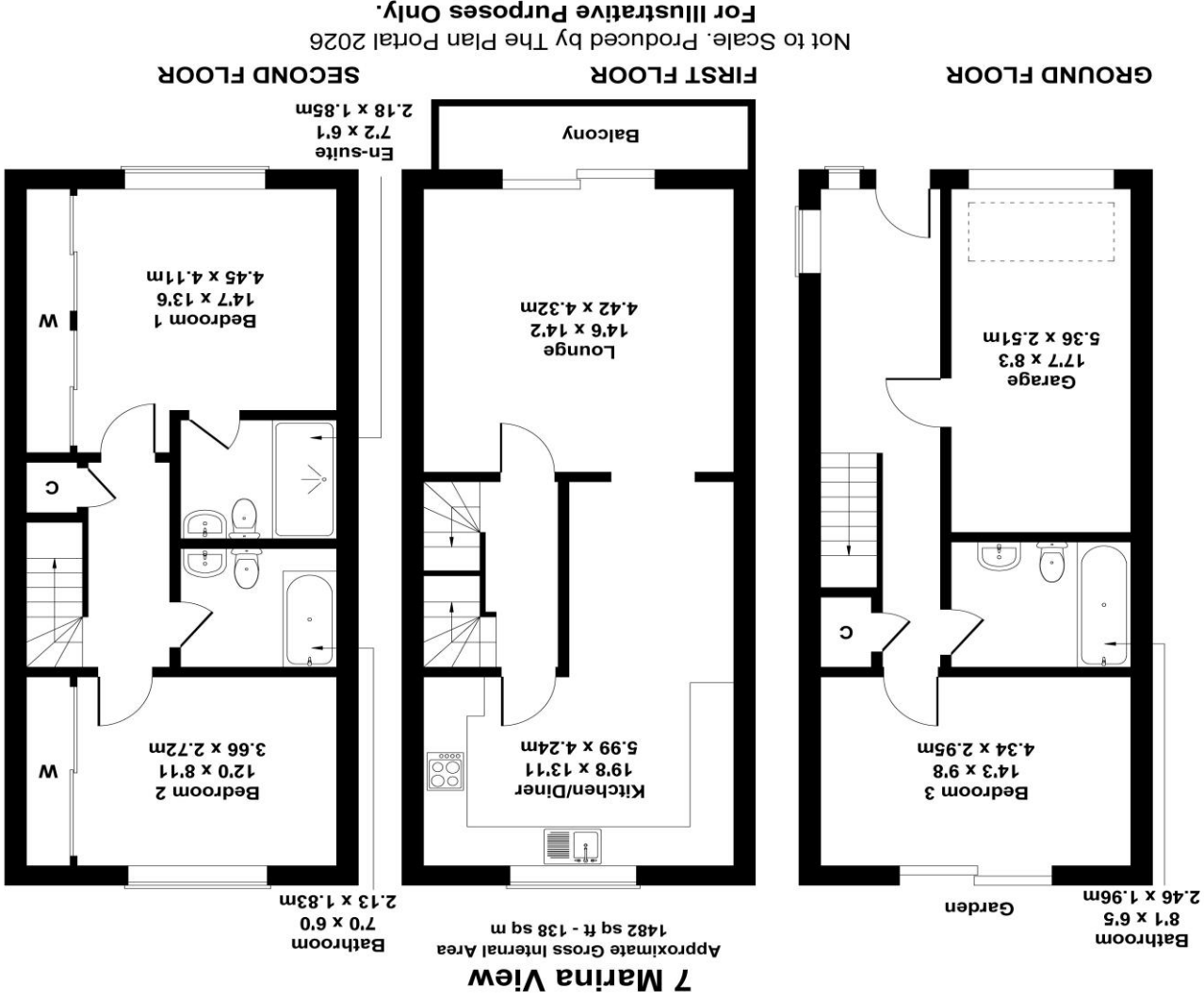
Bedroom 1 14' 7" x 13' 6" (4.44m x 4.11m)

En-suite 7' 2" x 6' 1" (2.18m x 1.85m)





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



Christchurch
12 Castle Street, Christchurch BH23 1DT
christchurch@denisons.com
01202 484748

Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@denisons.com
www.denisons.com

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