



16 Beaulieu Gardens Retreat

DenisonS

16 Beaulieu Gardens Retreat

Christchurch, BH23 2FG

Offers Over £225,000

FULL TIME RESIDENCY PERMITTED

A beautifully positioned two double bedroom Waterside Park home occupying arguably the most desirable plot within this prestigious over-50s development. Offered with no forward chain and no stamp duty payable, this superb home presents an exceptional and cost-effective opportunity. Enjoying delightful views of the River Stour from the spacious lounge/dining room, the property offers a peaceful and scenic setting that is rarely available.

The accommodation includes a fully fitted kitchen with integrated appliances, a generous principal bedroom with en-suite, a second double bedroom, and a separate modern bathroom. Outside, a raised terrace provides the perfect space for relaxing or entertaining while taking in the river outlook. There is also additional private outdoor space complete with storage sheds. A truly standout feature of this home is the legally permitted on-site boat storage — a significant advantage within the development, as only four properties benefit from this exclusive right. This rare inclusion will particularly appeal to boating enthusiasts looking for both convenience and compliance. Residents enjoy excellent communal facilities including a slipway, library, car park and river fishing access.

Please Note: Only Cash Buyers can proceed on this property.

Total annual pitch fee for period 1/11/25-31/10/26 was £2924.88 payable monthly at £243.74 p/m.



Lounge/Diner 19' 4" x 17' 4" (5.89m x 5.28m)

Kitchen 9' 7" x 8' 9" (2.92m x 2.66m)

Utility Area 6' 9" x 5' 8" (2.06m x 1.73m)

Bedroom One 14' 1" x 8' 4" (4.29m x 2.54m)

En-suite Shower Room

Bedroom Two 9' 10" x 9' 6" (2.99m x 2.89m)

Shower Room

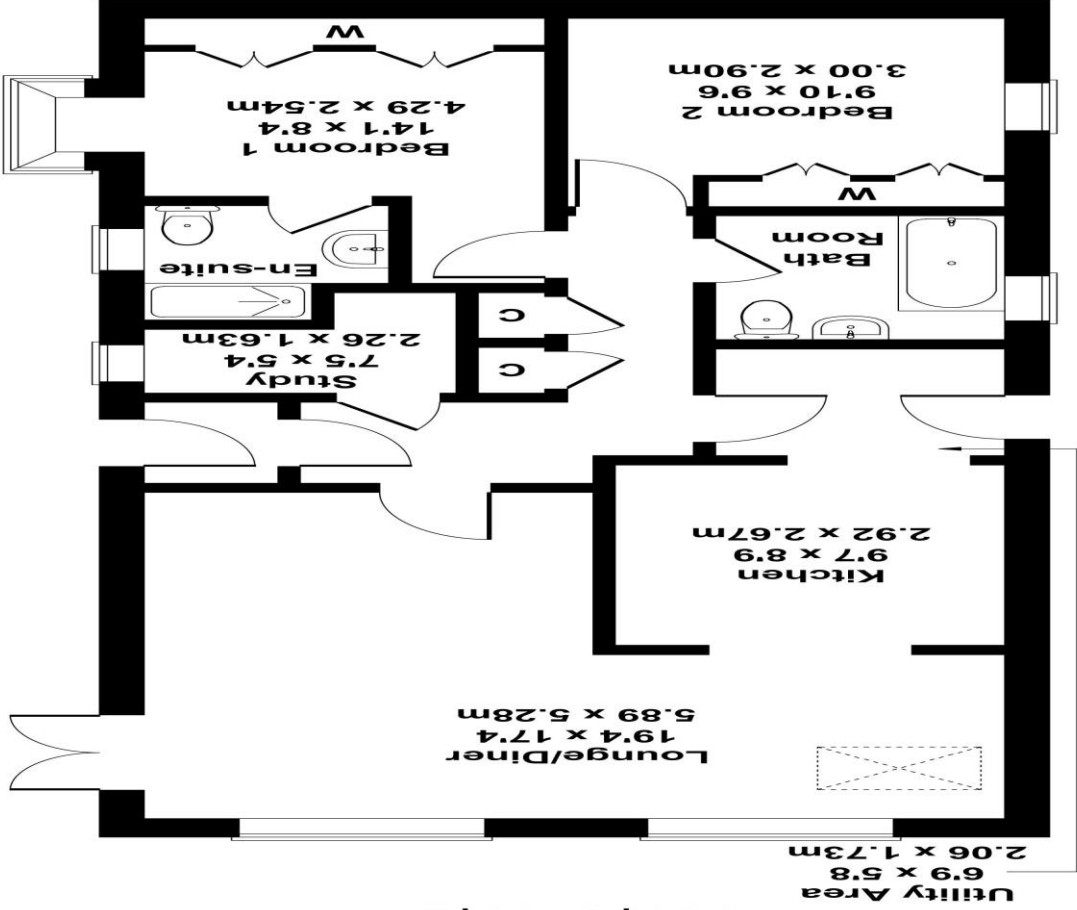
Study 7' 5" x 5' 4" (2.26m x 1.62m)





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Approximate Gross Internal Area
823 sq ft - 76 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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