



17 Whitehall



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Christchurch, BH23 1DE

£855,000

A RARE OPPORTUNITY to acquire this SPACIOUS DETACHED FAMILY RESIDENCE, ideally positioned in a PRIME TOWN CENTRE LOCATION, just approximately 300 yards from Christchurch Quay. The generous interior boasts an expansive 18'2 kitchen/breakfast room, complemented by a separate dining room—both with sliding doors opening directly onto the private south-facing rear garden, offering seamless indoor-outdoor living. Upstairs, a first-floor sitting room with private balcony provides a tranquil retreat with elevated views and abundant natural light. The main bedroom benefits from a spacious en-suite bathroom with both a bath and separate shower, while the additional bedrooms are served by a well-appointed family bathroom—ideal for growing families or visiting guests. Outside, the property offers a double tandem garage, driveway parking for multiple vehicles, and a sunny, south-facing garden—delivering both practicality and privacy. Early viewing is strongly advised to avoid missing out on this fantastic opportunity in an exceptional location.

Please Note: Once an offer on a property has been accepted, the buyer is required to pay a fee of £45 + VAT (£54 in total). This charge covers the cost of identity verification checks that we are legally required to carry out for HMRC.



Entrance Hall

Kitchen/Breakfast Room 18' 2" x 7' 7" (5.53m x 2.31m)

Dining Room 20' 1" x 10' 0" (6.12m x 3.05m)

Sitting Room 16' 9" x 12' 9" (5.10m x 3.88m)

Balcony

Bedroom One 13' 0" x 10' 9" (3.96m x 3.27m)

En-suite

Bedroom Two 12' 9" x 9' 9" (3.88m x 2.97m)

Bedroom Three 10' 8" x 9' 9" (3.25m x 2.97m)

Bathroom

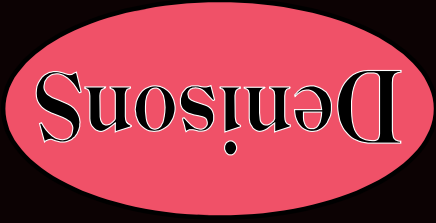
W/C

Garage 32' 0" x 8' 7" (9.75m x 2.61m)

Utility Room 11' 1" x 7' 9" (3.38m x 2.36m)

Driveway





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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		
		81 B	69 C

