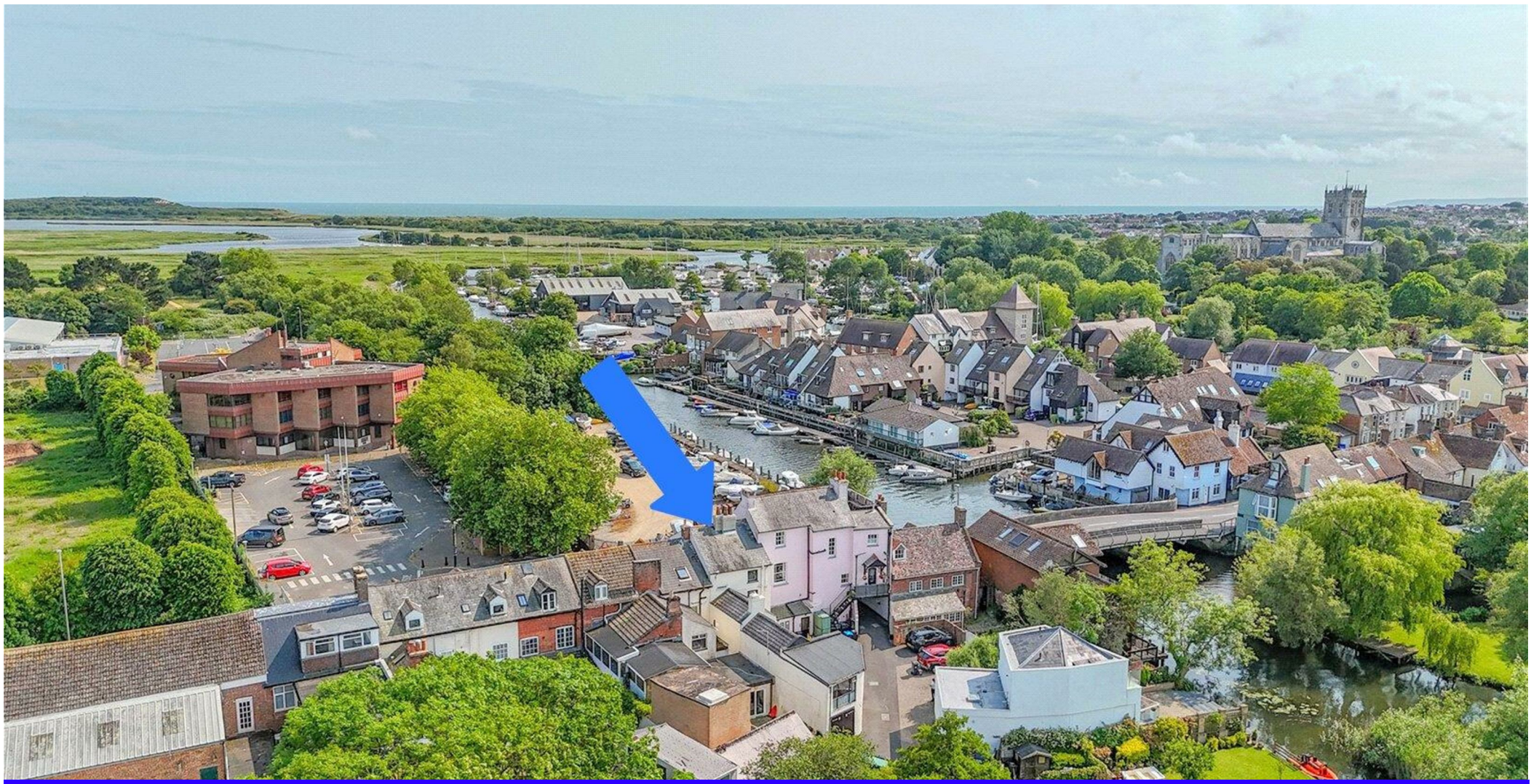




42 Bridge Street, Christchurch, BH23 1EB *£650,000*

Mitchells

1963 — TODAY

A charming three story townhouse of about 2120 sq ft, with river views, fishing rights, a mooring and a gorgeous garden leading right to the edge of the River Avon. Situated in the heart of Christchurch town centre, the house was built in the mid 1800's and offers massive potential for modernisation/improvement/redevelopment (subject to any necessary permissions).

The house has been in the family for decades and was last on the market in 1957. The ground floor reception room facing the road was for many years, a yacht chandlery which has now relocated. Planning permission has been granted to convert this back from commercial to residential (Application number 8/24/0756/COU). There is pedestrian access to the property from Bridge Street itself, whilst the vehicular access is under the archway to the left-hand side of the house which leads to the private driveway for up to four cars, The second pedestrian access to the house is via an external staircase. The property is now in need of modernising and offers massive potential for improvement. The garden to the property is separate to the main house and completely secure with a large garden chalet and lawn leading to the waters edge. The owner has moored a boat up to 6m in length on the river. IMPORTANT NOTES- 1. the garden can flood during the winter period. 2. The house itself is locally listed and the garden is in the Green Belt. There are bats in the roof of the main property mid Spring/mid Summer 3. There are flood defence barriers on the garden which will be shut by the environment agency if required. The flood defences and pumping station to the rear were installed by the EA about 30 years ago. 4. According to the owners, there has been no flooding of the house within the last 30 years and the flood defence works adequately

- Characterful and historic townhouse with river views to the front and just strolling distance from the bustling town centre
- Idyllic garden with an abundance of wildlife- herons, kingfishers etc and direct access to the river, wonderful garden chalet with solar power for electrics- perfect living space/home studio/office
- Annexe potential on the ground floor
- Four bedrooms and four reception rooms
- Open plan kitchen/living area to the rear
- Integral garaging, parking for up to four cars plus covered store to one side
- Fantastic location with the convenience of the town on your doorstep along with direct water access



EPC Rating Band: F
Council Tax Band: C
Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC













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