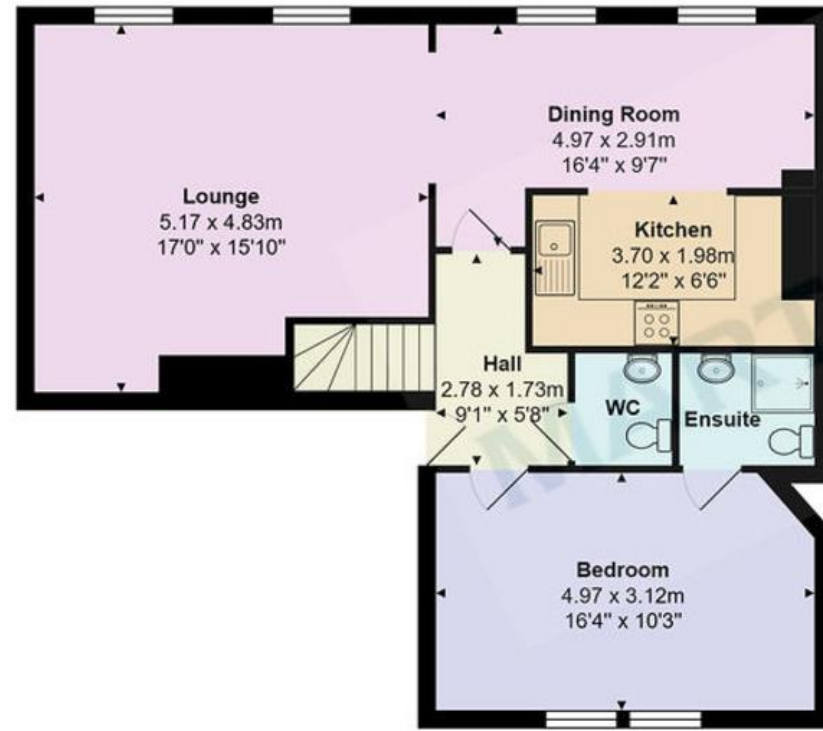


Property Location Christchurch



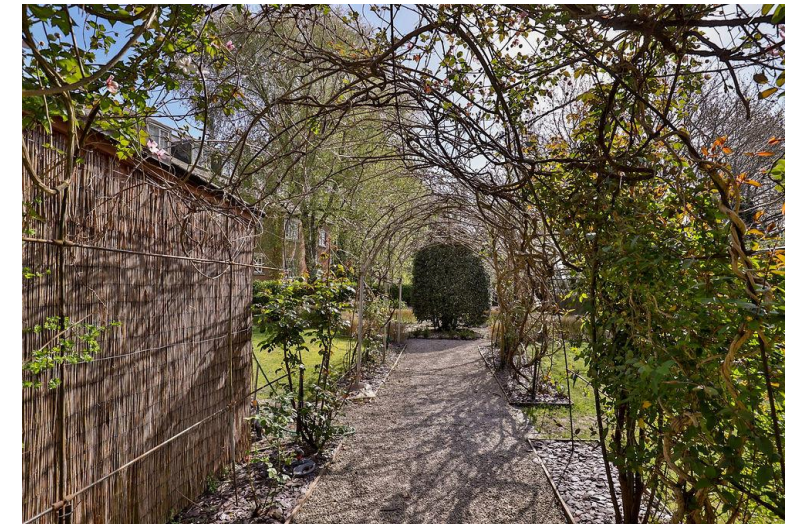
GROUND FLOOR



FIRST FLOOR

Total Area: 116.7 m² ... 1257 ft²

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Bailey Hall, Christchurch

Asking Price Of £495,000

Martin & Co Bournemouth
 • 192 Seabourne Road • Bournemouth • BH5 2JB
 T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>





- Duplex
- Gated Parking
- Character Features
- Three Bedrooms
- Two Bathrooms
- Sash Windows
- Prime Location
- Mooring Area
- Stunning Grounds
- High EPC Rating



Why you'll like it

Set within the highly sought-after waterside development of Bailey Hall on Dragon Way, this exceptional three-bedroom duplex apartment offers an elegant blend of period charm and contemporary comfort in one of Christchurch's most desirable locations.

Occupying an enviable position with stunning open views across the water and towards the historic Priory, this impressive home immediately captivates with its striking curb appeal. Bailey Hall is a handsome and characterful building, approached via secure gated access and beautifully maintained grounds, creating a sense of exclusivity and privacy from the moment you arrive. Residents benefit from allocated, secure parking and access to a delightful mooring area, perfect for those looking to embrace the unique coastal lifestyle that Christchurch is renowned for.

Arranged over two generous levels, the apartment is defined by its wonderfully high ceilings and an abundance of natural light, enhancing the feeling of space throughout. The property retains a wealth of period features, including characterful detailing and large windows that perfectly frame the spectacular outlook. The spacious reception area provides a superb setting for both everyday living and entertaining, with far-reaching views that change beautifully with the seasons and the tide.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The well-appointed kitchen offers ample storage and worktop space, seamlessly combining practicality with style. Gas central heating ensures warmth and comfort year-round, while the property's excellent overall condition allows a buyer to move straight in and enjoy the lifestyle on offer.

The three bedrooms are thoughtfully arranged to provide flexibility for families, guests, or those working from home. Each room benefits from generous proportions, with the principal bedroom enjoying particularly attractive views and a calm, restful ambience. The duplex layout enhances privacy and creates a natural separation between living and sleeping accommodation.

Dragon Way is ideally positioned within easy reach of Christchurch town centre, with its charming high street, independent boutiques, cafés and restaurants, as well as the historic Christchurch Priory and Quay. The nearby coastline, riverside walks and excellent transport links further add to the property's appeal, making it equally suited as a main residence, second home or investment opportunity.

This is a rare opportunity to acquire a beautifully presented waterside duplex apartment in a secure and prestigious setting, offering character, comfort and an exceptional outlook in the heart of Christchurch.

Agent Notes
Share Of Freehold - Owner is proceeding with a brand new underlining lease
Service Charge - £180 per month
Ground Rent: £0
Council Tax: E
EPC : C
Parking: Gated parking and visitor parking outside

