

12 Russell Drive

Stanpit, Christchurch, BH23 3PA

SPENCERS



12 RUSSELL DRIVE

STANPIT

**** Guide Price £425,000 - £450,000 ****

An attractive three-bedroom house, situated in the highly sought-after residential area of Stanpit, within easy reach of Christchurch town centre, the picturesque harbour and Stanpit Marsh Nature Reserve.

Offering generously proportioned and versatile accommodation, including two reception rooms, a conservatory and an enclosed rear garden, the property presents an excellent opportunity for purchasers seeking a spacious home with scope for modernisation in a desirable coastal location.

Ground Floor

Kitchen • Sitting Room • Dining Room

• Conservatory • Shower Room

Ground Floor

Principal Bedroom with fitted wardrobes • Two Further Bedrooms

• Family Bathroom

Grounds & Gardens

Enclosed Rear Garden • Detached Garage • Allocated Parking Space

OIEO £425,000

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The Property

The property offers well-balanced accommodation arranged over two floors, with considerable scope for cosmetic updating and personalisation, allowing a new owner to create a home to their own taste.

The front door opens into an entrance hall, providing access to the principal reception room and a ground-floor shower room. The impressive sitting room is a particular feature of the property, enjoying a large bay window overlooking the front garden. The room's generous proportions allow ample space for comfortable seating and additional furniture, making it an ideal setting for both relaxing and entertaining.

To the rear, a separate dining room offers an ideal space for family meals and more formal occasions, with access through to the conservatory. Enjoying pleasant views across the rear garden, the conservatory provides an additional reception area and a lovely connection between the house and outside space.

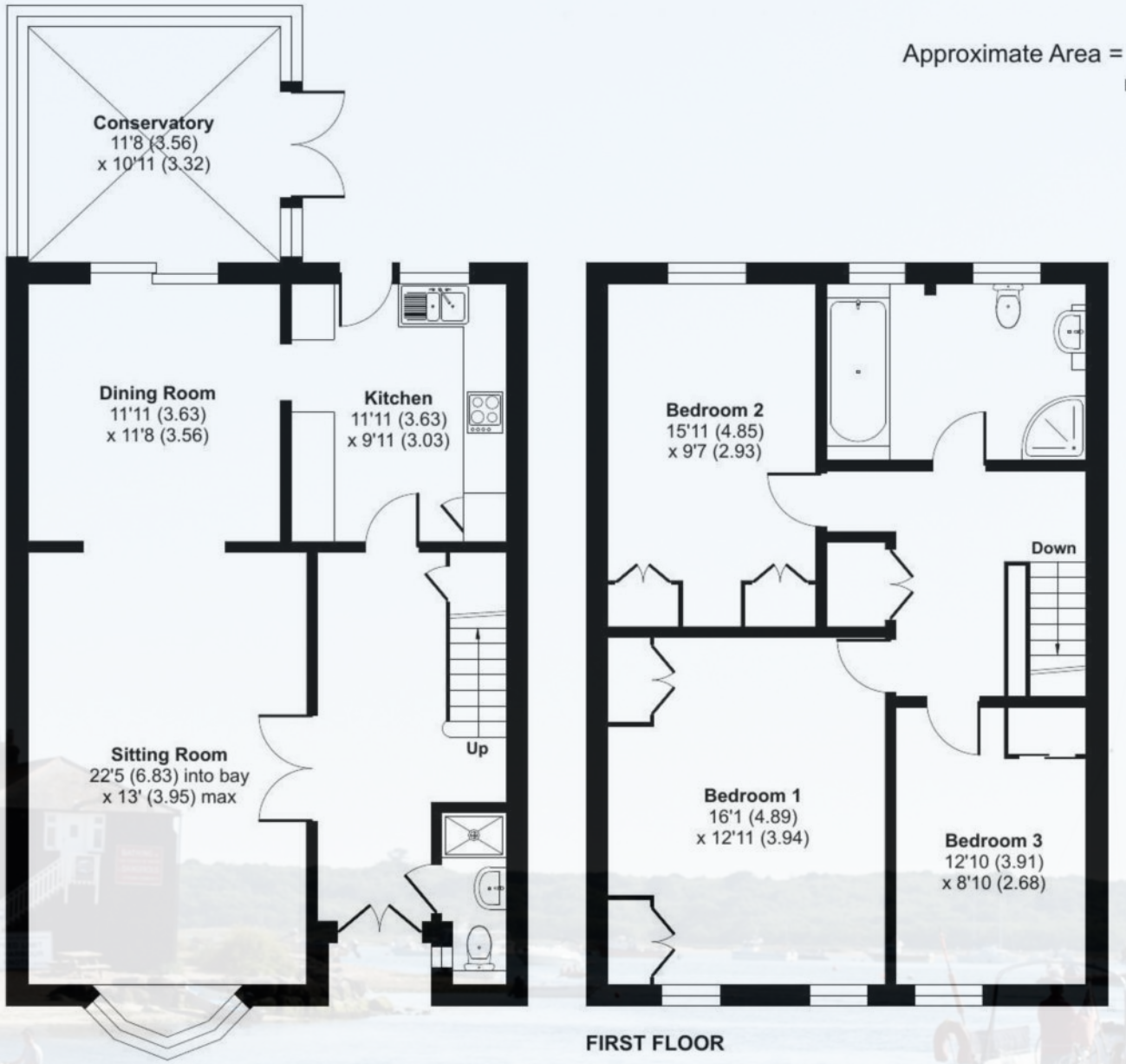
The kitchen is positioned to the rear of the property, conveniently adjoining the dining room and offering a practical space for everyday cooking and food preparation. The room is generously proportioned, with space for a range of fitted units, work surfaces and kitchen appliances. A window overlooks the rear garden, providing natural light, whilst a separate external door offers convenient access to the outside space. The kitchen also presents excellent potential for modernisation, with the possibility of creating a more open-plan kitchen and dining arrangement, subject to any necessary consents.

On the first floor, the accommodation comprises three well-proportioned bedrooms, including an especially generous principal bedroom with fitted wardrobes. The second bedroom is also a comfortable double, whilst the third bedroom offers flexibility for use as a guest bedroom, study or home office. The bedrooms are served by a spacious family bathroom, currently arranged with a bath, separate shower enclosure, wash basin and WC.

FLOOR PLAN

Approximate Area = 1562 sq ft / 145.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

The property is approached across a lawned frontage, with a pathway leading to the entrance.

To the rear, the enclosed garden offers an established setting, featuring paved seating areas, gravelled sections, mature shrubs and a variety of planting. The garden provides an attractive backdrop to the accommodation and offers considerable potential for further landscaping to suit individual preferences. The property further benefits from an allocated parking space in front of the garage.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: C Current: 72 Potential: 78

Maintenance Charge: There is an annual maintenance charge of £537 which covers the communal grounds, mowing of front lawns, repainting outside woodwork and maintenance of housing estate in general.

All mains services connected
Heating: Gas central heating

Property Construction: Traditional brick and block
Flood Risk: Very low
Parking: Garage & one allocated parking space

Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





The Situation

Mudeford enjoys a spectacular location with Christchurch Harbour on one side and Christchurch Bay on the other. Mudeford was originally a fishing village; today picturesque Mudeford Quay, at the mouth of Christchurch Harbour, continues this legacy.

The Quay is a focal point for the area and is popular with families going crabbing as well as water sports enthusiasts. There are stunning views to Mudeford Sandbank and across Christchurch Bay to the Isle of Wight, while a promenade heads east to sandy Gundimore and Avon Beaches. A ferry service from the Quay takes pedestrians across the harbour mouth to Mudeford Sandbank. This sandy peninsula is a glorious destination with its continental vibe and colony of colourful beach huts - the most expensive ones in the UK!

Mudeford has also developed impressive foodie credentials with the likes of smart waterside restaurants The Jetty and Upper Deck at Christchurch Harbour Hotel, while there is an annual seafood festival on Mudeford Quay. For families school provision is good with Mudeford Junior judged 'outstanding' by Ofsted, while property choice includes old fishermen's cottages, high-specification contemporary builds, marina developments and waterfront apartments. Comprehensive facilities are available at Christchurch, two miles west.

Points of Interest

Stanpit Marsh Nature Reserve	0.5 miles
Mudeford Junior School	0.5 miles
Christchurch Harbour Hotel & Spa/The Jetty	1.1 miles
Christchurch Town Quay	1.2 miles
Mudeford Quay	1.3 miles
Noisy Lobster Restaurant	1.4 miles
Christchurch Train Station	1.6 miles
Avon Beach	2.1 miles
The Beach Hut Café	2.4 miles
Highcliffe Secondary School	2.7 miles
Bournemouth Airport	4.9 miles
Bournemouth Town Centre	7.7 miles
London	106 miles



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