

28a Beaulieu Road

Christchurch, BH23 2EA

SPENCERS







A well-presented first-floor one-bedroom maisonette, featuring its own private entrance and separate private garden. The property is conveniently situated within easy walking distance of Christchurch railway station and local shops and amenities, making this an appealing home or investment opportunity.

The Property

The apartment is accessed via a footpath to the right-hand side of the property, leading to its own private front door. The entrance opens into a lobby, with a staircase directly ahead leading to the first-floor accommodation.

At the top of the stairs, the kitchen is situated to the right. This modernised kitchen is fitted with a range of wall-mounted and floor-standing units, complemented by brown worktops and providing space for appliances. A door and window both provide a pleasant side aspect.

To the left of the kitchen is the living room, a well-proportioned square room enjoying a westerly aspect, with a window overlooking the rear of the property. The room provides a comfortable living space with good natural light.

Across the landing, on the left-hand side, is the bathroom, which comprises a bath with shower over, WC and wash hand basin, together with a window providing a side aspect.

Finally, also from the top of the stairs and to the left, is the door leading to the double bedroom. Situated at the front of the property, this is a good-sized double bedroom with an easterly aspect and window overlooking the front.

£165,000

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Additional Information

Tenure: Leasehold
Lease Term: 999 years from 3 July 2013
Lease Term Remaining: 986 years
Building Maintenance: No regular charge – the leaseholder is responsible for a share of building maintenance costs, payable as and when required.
Ground Rent: Peppercorn

Council Tax Band: A
Energy Performance Rating: D Current: 64 Potential: 72

Services: Mains electric, water and drainage.
Heating: Low-cost digital electric radiators
Flood Risk: Very low

Parking: On street

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Grounds & Gardens

The property benefits from its own separate private garden, which, although located away from the flat, is easily accessible via the footpath to the right-hand side of the building. From the front door, the garden is reached by following the footpath to the end, where a secure gate provides access to the garden.

The garden is a good size and reasonably square in shape, with a westerly aspect. It is enclosed by fencing and benefits from its own gated access, providing a private and useful outdoor space.

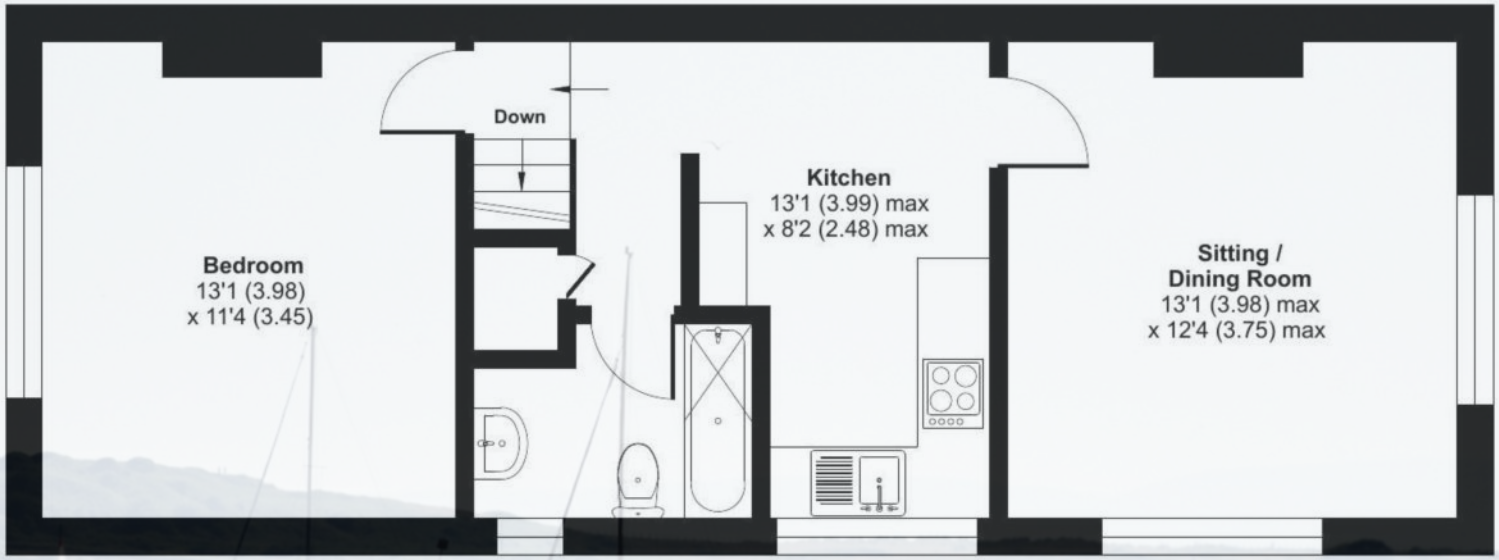
Important Information

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.

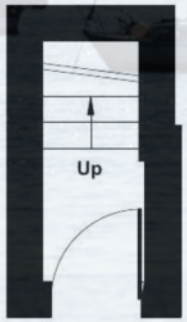
FLOOR PLAN

Approximate Area = 523 sq ft / 48.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1520067







The Situation

Christchurch is an historic market town located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west.

This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th century castle ruins.

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

The town attracts retirees, families and the active. Christchurch Harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

Property ranges from character family homes and modern chalets to quayside developments. Communications are good: train services from Christchurch's mainline station take around two hours into London while the A35 provides access to road networks.

Points of Interest

Christchurch Train Station	0.7 miles
Christchurch Town Centre	0.9 miles
Christchurch Quay	1.6 miles
Captains Club Hotel	1.6 miles
Southbourne Beach	2.6 miles
Harbour Hotel & Spa	3.0 miles
Bournemouth Airport	3.3 miles
Mudeford Quay	3.5 miles
Bournemouth Centre	5.6 miles
London 2 hours by train	104 miles



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