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121A MUDEFORD, CHRISTCHURCH, BH23 4AF PRICE £599,000 FREEHOLD

Winkworth

for every step...

Rare opportunity to purchase this delightful town house very well situated on the entrance to Mudeford quay with views from the first and second floors over Christchurch harbour towards the Purbecks & Old Harry Rocks in the distance.

121A Mudeford, BH23 4AF
Price: £599,000 Tenue: Freehold

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Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach within a short walk.

The picturesque Mudeford Quay with its shallow water, perfect for those learning water sports, is just round the corner. Also nearby is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants, and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton, and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

Description:

A very well situated Cottage/town house with stunning views of the Christchurch harbour and Hengistbury Head at the entrance to Mudeford quay and within a short walk of Sandy Avon beach for walking to Highcliffe Castle and swimming on the beach.

Double bedroom to the second floor with views towards Hengistbury Head, The Purbecks, and Old Harry Rocks, built in storage, shower and wash hand basin.

Spacious lounge/dining room to the first floor with Juliet style balcony and sliding door. Door to separate cloakroom.

Also on the first floor is a well fitted kitchen with a range of base and eye level units and drawers.

The ground floor includes a further two double bedrooms with en suite to one and a separate shower room under the stairs.

There is a utility room with space and plumbing for washing machine and tumble dryer.

Rear conservatory with doors leading to the garden.

The garden is southwest facing, mainly laid to lawn and enclosed by fencing.

Garage & car port to the rear with space to build a storage shed.

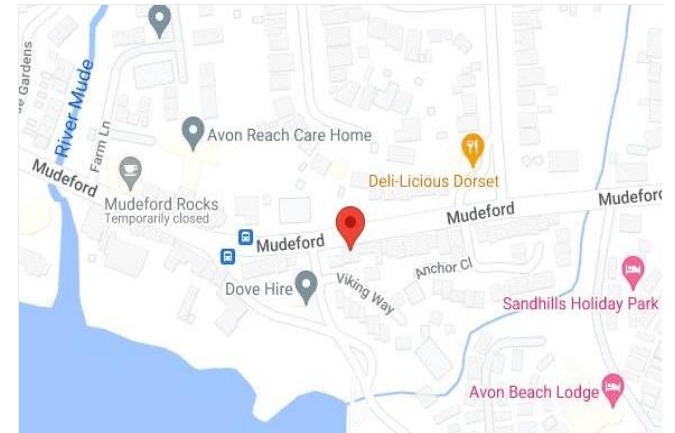
Summary:

- Well presented town house with views
- Three double bedrooms
- Three showers
- Lounge/dining room with Juliet style balcony
- Kitchen & utility room
- Conservatory & separate cloakroom
- Garage & car port at rear with space to build a storage shed
- Enclosed rear garden
- Close to Mudeford quay & Avon beach
- BCP Council - tax band = "D"





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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