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20 EAST CLIFF WAY, FRIARS CLIFF, CHRISTCHURCH BH23 4EY PRICE: £850,000 FREEHOLD

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# Well presented detached chalet style house very well situated just a short walk from award winning beaches and Steamer Point nature reserve in exclusive Friars Cliff.

20 East Cliff Way, Friars Cliff, Christchurch BH23 4EY

Price: £850,000

Tenure: 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 the sandy Friars Cliff Beach and Avon Beach close by, and picturesque Mudeford Quay just a short stroll away. A short car ride from the property 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:

Well presented detached chalet style house very well situated just a short walk from award winning beaches and Steamer Point nature reserve in exclusive Friars Cliff. The property has great scope to further extend and improve subject to relevant planning permission.

Front door at the side of the property opens to an entrance hallway with stairs leading to the first floor.

Extended living room with feature fireplace, large front aspect window and side aspect window.

Ground floor shower room with corner shower cubicle, w.c. and wash hand basin, side aspect window.

Ground floor bedroom three with side aspect window, currently used as a study/home office space.

Separate dining room with side aspect bay window, doors to hallway and through to kitchen.

Kitchen/breakfast room has been well fitted with work surfaces to three sides, range of base and eye level cupboards and drawers, space for tall fridge/freezer, space and plumbing for washing machine, dishwasher and tumble dryer or second fridge/freezer. Inset sink unit, inset electric hob with extractor over, high level double oven, wall mounted gas fired boiler, two side aspect windows, rear aspect window, French doors to conservatory.

The conservatory enjoys a triple aspect with brick base, UPVC windows and triple polycarbonate pitched roof with French doors leading to the garden and from the kitchen.

The first floor landing has a side aspect window and airing cupboard.

Family bathroom enjoys a modern suite comprising panelled bath, separate shower cubicle, w.c. and wash hand basin, vanity unit under, wall mounted heated towel rail and rear aspect window.

Bedroom two with rear aspect window and fitted wardrobes. Master bedroom with front aspect window range of fitted wardrobes.

Externally, the property enjoys a delightful rear garden which is well stocked with mature plants, shrubs and trees. Patio area to the immediate rear.

Garage with up and over door, side windows, side door, light and power. Gravel driveway providing ample off road parking.

Front garden which is mainly laid to lawn with some mature plants and shrubs.

## At a glance...

- Detached chalet style house
- Two double bedrooms + guest/study
- Two bath/shower rooms
- Extended lounge with feature fireplace
- Separate dining room
- Kitchen/breakfast room
- Spacious Conservatory
- Solar panels
- Detached garage & ample off road parking
- Delightful gardens to the front & rear
- Short walk to award winning beaches & Steamer Point nature reserve
- Scope to further extend and improve stpp





Total Area: 145.1 m<sup>2</sup> ... 1561 ft<sup>2</sup> (excluding garage / workshop)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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