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37 BURE PARK, FRIARS CLIFF BH23 4EF OFFERS IN EXCESS OF £300,000 SHARE OF FREEHOLD

Winkworth

for every step...

This beautifully refurbished two-bedroom ground-floor apartment is situated in a highly desirable development, just a short stroll (via residents private gate) to award winning beaches and the picturesque Mudeford quay.

37 Bure Park, Friars Cliff, Christchurch, Dorset BH23 4EF

Price: offers in excess of £300,000 **Tenure:** Share of 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 easily accessible. Mudeford Quay is a short walk 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:

The property is accessed through a private entrance hallway, featuring luxury vinyl tile flooring that extends throughout, providing access to all rooms and the airing cupboard.

To the left of the property is a generously sized living room with a large front-facing window, providing ample natural light and plenty of space for furniture.

The apartment includes two generously sized double bedrooms, each equipped with fitted storage cupboards. They share a stylish three-piece bathroom featuring a

spacious walk-in shower cubicle, a WC, and a handwash basin with integrated storage. The bathroom is enhanced by a backlit mirror and a heated towel rail, all complemented by elegant fully tiled floors and walls.

At the rear, you'll find a stunning kitchen featuring an extensive range of wall, floor, and drawer units with chic compact laminate work surfaces and upstands. It comes equipped with integrated appliances, including a four-ring halogen hob with an extractor fan, a single oven, a fridge-freezer, and a washing machine.

Outside

Patio area to the rear of the kitchen with space for outdoor furniture. Single garage in nearby block with up and over door.

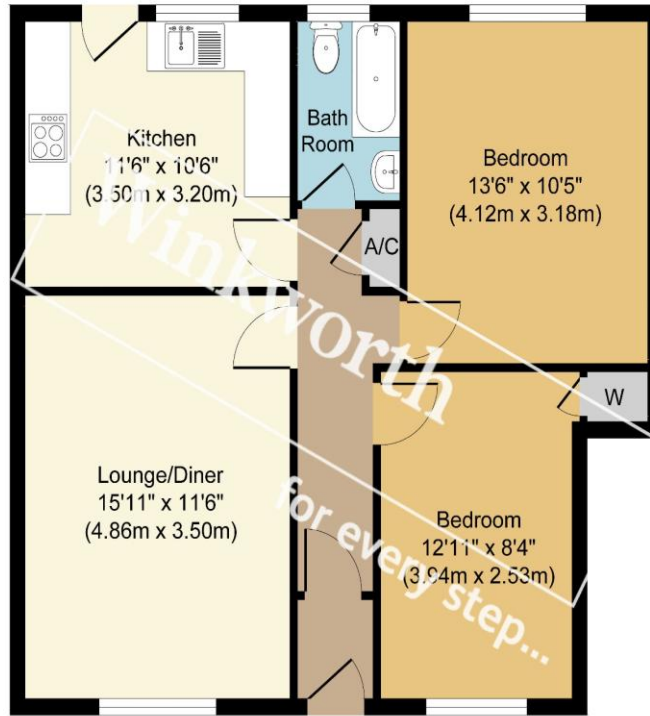
Bure Park is nestled within immaculate, well-maintained communal grounds, with a private gate for residents providing direct access to the award winning Avon Beach.

Offered with no forward chain.

At a glance...

- Beautifully refurbished ground floor flat
- Two double bedrooms
- Lounge/dining room
- Fitted kitchen
- Shower room
- Garage in nearby block
- Well maintained communal gardens
- Residents private gate to award winning beaches
- Immaculate presentation
- Share of freehold
- BCP Council Tax Band = "C"
- Tenure: Share of Freehold
- Lease Length: 200 years from 2019
- Management Fees: Approx. £1,100 per annum





Approximate Floor Area
714 sq. ft
(66.30 sq. m)

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.

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Useful information

Services – Mains Electric, Mains Water & Drainage

Mobile Network Coverage* - Likely outside with all major providers, limited coverage from some providers inside.

Broadband availability* - Ultrafast available up to 1000mps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	57
(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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