



*27 Island View Avenue, Friars Cliff, BH23 4DS*

*£1,200,000*

**Mitchells**  
1963 — TODAY



# *Island View Avenue, Friars Cliff*

An amazing opportunity to acquire an older style detached house with sea views and a magnificent large garden, right by the award winning beaches of Friars Cliff. The house offers extraordinary potential with all the space you would need to extend and create a spectacular home in this most sought after location. A rare opportunity' is a commonly used phrase in the residential market. But this is truly one of those opportunities. Island View Avenue leads right down to the beach and no 27 offers sea views from the first floor. Furthermore, it is on the western side of the road and features a superb, large and level plot that has all day sunshine with a wonderful open and private outlook. The potential here is superb and some of the areas finest homes are just a stone's throw away giving a purchaser free reign to create something quite special. Friars Cliff is home to some of the areas most special properties. The properties here offer the perfect coastal location with delightful views and extremely easy access to the sandy beach, promenade and beach side cafés/restaurants. The historic Mudeford Quay with its charming pub and ferry service to the famous sandspit is an easy stroll away and Avon Beach has now become a real hot spot for windsurfing, paddleboarding and kite surfing/foiling. The beach to the east, heading towards Highcliffe is dog friendly all year round and there is also the option of a peaceful walk-through Steamer Point Nature Reserve to the Grade I listed Highcliffe Castle. A very special location.

- FOUR BEDROOMS • THREE BATH/SHOWER ROOMS (ONE GF) • KITCHEN/BREAKFAST ROOM • LOUNGE • DINING AREA • LARGE HALLWAY • GARAGE • GARDENS • OFF-ROAD PARKING



## The Property

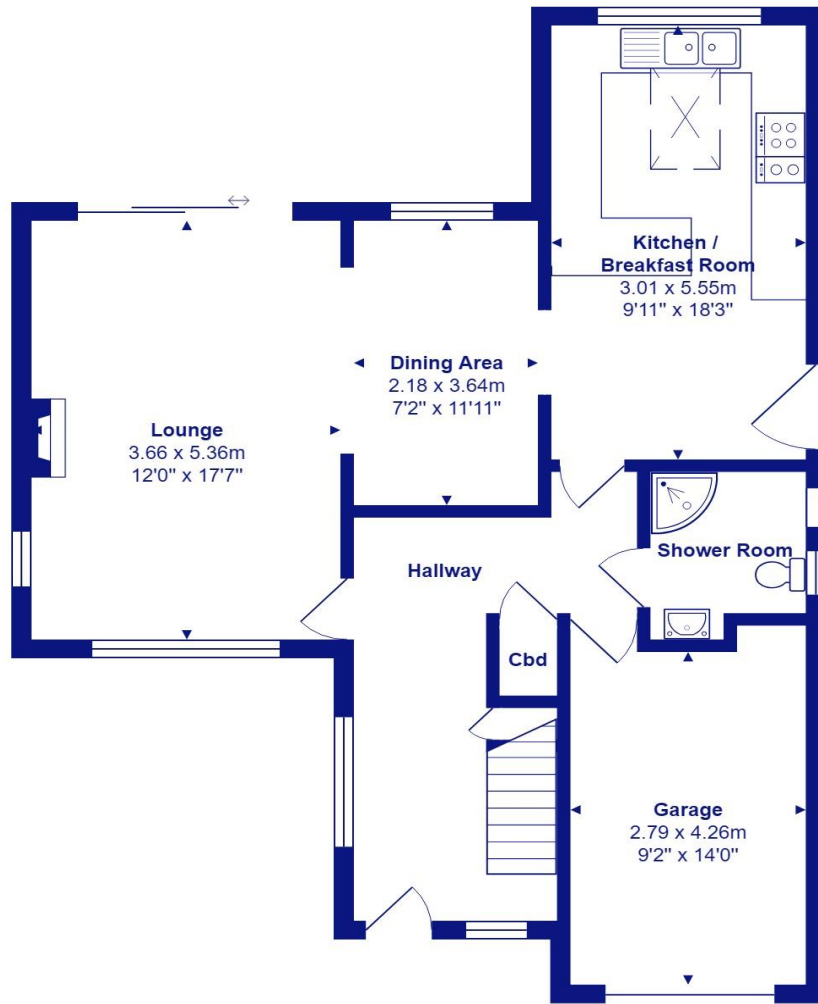
- Characterful detached house approaching 1500sqft in an unrivalled position
- Four first floor bedrooms with sea views from the front room
- Glorious rear garden that backs onto the bungalows of Avon Run Close with privacy and all day sunshine
- Extended on the ground floor with a spacious kitchen/dining room leading off the main living room
- Three bath/shower rooms (one ground floor)
- One of the finest locations in Friars Cliff being a hop, skip and a jump to the beach
- Possible further sea views to be had if the house is extended double storey to the rear
- Integral garaging, side access on both sides and off road parking
- There is not another house in Friars Cliff that offers this much potential- not to be missed
- The property is within easy reach of the stunning New Forest National Park, access to London Waterloo in under 2 hours from the main line railway stations of Christchurch and Hinton Admiral. The historic priory town of Christchurch with its pretty harbour is a short journey away and the larger shopping town of Bournemouth and Bournemouth International Airport is about 5 mile distant
- Council Tax £3625.36
- EPC 'D'



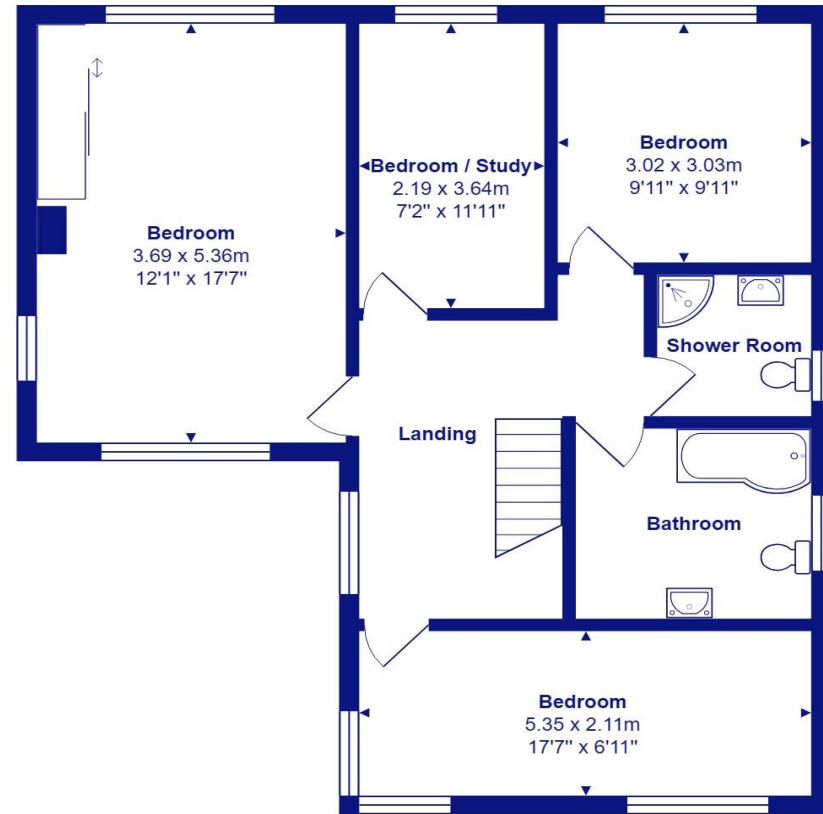


## Location

Friars Cliff has long been one of the most sought after residential locations of choice for people looking to move to a seaside location within East Dorset, with its sandy award winning beaches, cafes and famous beach huts. Friars Cliff affords views over Christchurch Bay to the Needles on the Isle of Wight to the south and towards Hengistbury Head and Christchurch Harbour to the west. Perfect for families and retirement living, with the historic Priory town of Christchurch within two miles distant and with access to London in under two hours from the mainline station at Hinton Admiral.



**Ground Floor**



**First Floor**



Total Area: 138.1 m<sup>2</sup> ... 1486 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only







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