



*14 Avon Run Road, Friars Cliff, BH23 4DU*

*£995,000*

**Mitchells**  
1963 — TODAY

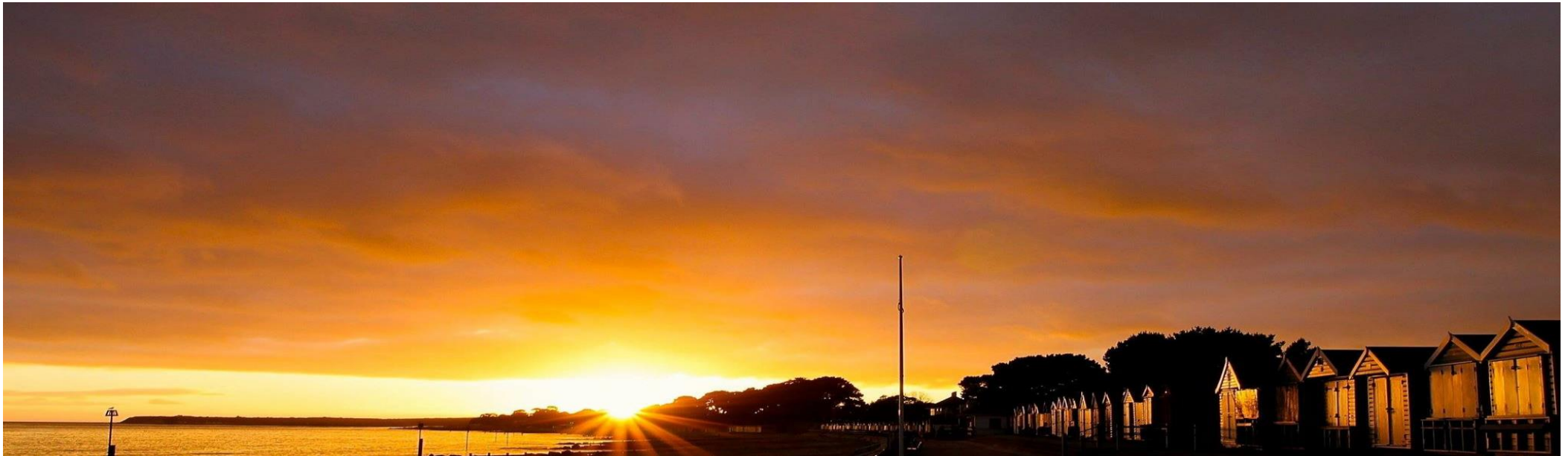




# *Avon Run Road, Friars Cliff*

A fabulous, front-line chalet on Avon Run Road with superb sea views over Christchurch Bay and a stone's throw from the award winning, Blue Flag beaches at Friars Cliff. This lovely coastal home features exceptionally light and airy accommodation that totals nearly 2200 sqft with flexible living space, a wonderful master bedroom with breathtaking views and sunny gardens. Avon Run Road is home to some of Friars Cliff's most special properties. The properties along the front offer the perfect coastal location with delightful views and extremely easy access to the sandy beach, promenade and beach side cafés/restaurants. The historic Mundeford 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. Rarely available.

- FOUR BEDROOMS • THREE BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/BREAKFAST ROOM • LOUNGE • DINING ROOM • CONSERVATORY • STUDY • PORCH • LARGE HALLWAY • GARAGE • GARDENS • OFF-ROAD PARKING •





## The Property

- Immaculate detached chalet with fantastic sea views from both ground and first floors
- Neutral décor throughout and large room sizes offering deceptively spacious accommodation
- Impressive first floor master bedroom with Velux Cabrio balcony windows enjoying sea views and a second bedroom/multi purpose room, both rooms having access to a shower room & WC situated on the landing between the rooms
- Ground floor bedrooms, front guest bedroom with spacious en-suite and rear bedroom with a Jack & Jill access to the main bathroom
- Very nicely fitted kitchen/breakfast room which is adjacent to the south facing sitting/dining room (potential to knock-through if required)
- Corner position with driveway, garaging (with garage doors front and back) and sunny courtyard style gardens
- Versatile ground floor living space with dining room/storage room/conservatory and study
- A beautifully appointed home being the only 'front-line' property available in Friars Cliff at the moment
- Council Tax 'F' £3141.96
- EPC 'C'



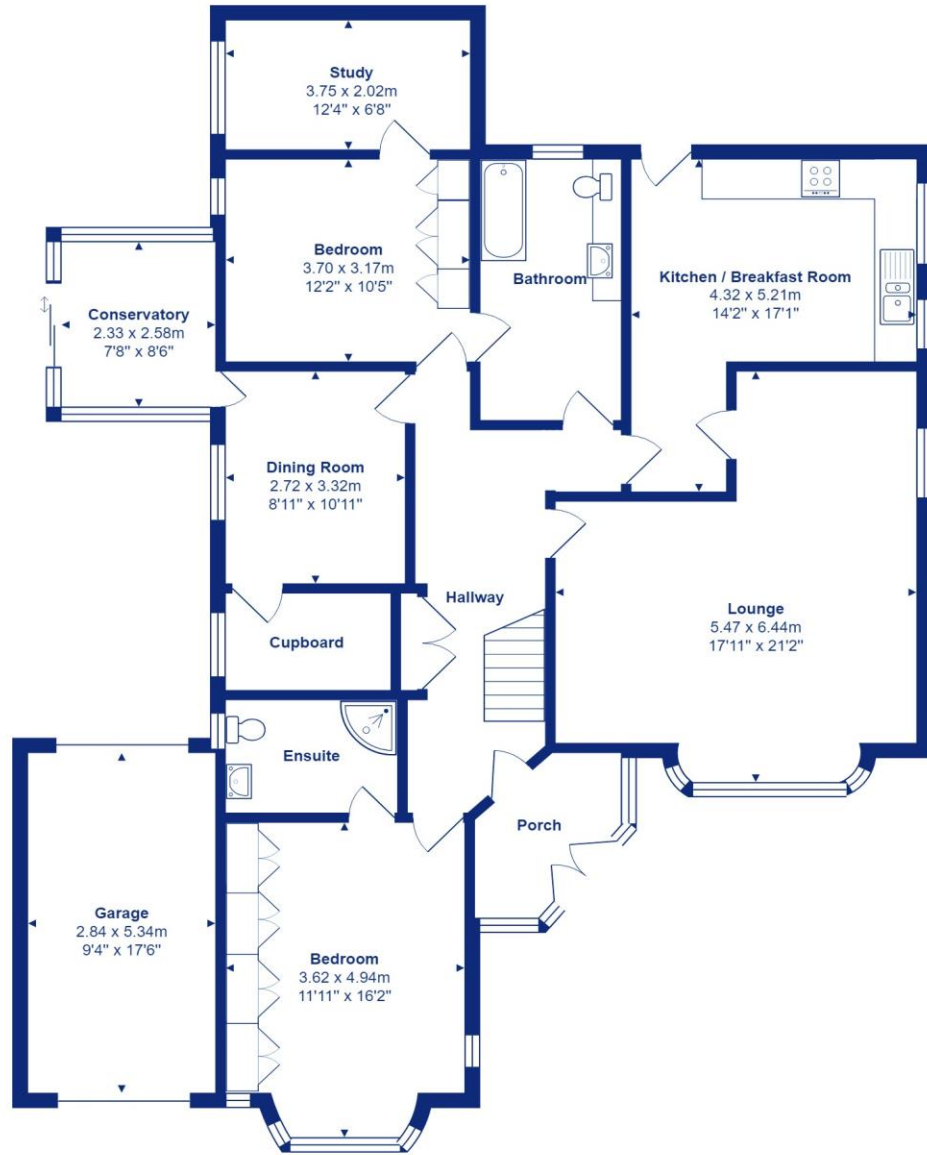




## Location

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: 200.7 m<sup>2</sup> ... 2160 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only











[mitchells.uk.com](http://mitchells.uk.com)  
[highcliffe@mitchells.uk.com](mailto:highcliffe@mitchells.uk.com)  
01425 272206

Highcliffe  
284 Lymington Road  
Highcliffe  
BH23 5ET

