



AVONSANDS, MUDEFORD, DORSET BH23 4AX

**Mitchells**  
1963 — TODAY







A stylish four/five bedroom, three storey mews style town house forming part of this select gated development situated right by Avon Beach and Mudeford Quay and just 150m from the water's edge. Featuring spacious and versatile accommodation, driveway parking for multiple cars and a mature south facing garden. Viewing is advised.

This immaculate home is securely accessed by electrically operated gates, and located right in the heart of this bustling area with all the first class amenities right on your doorstep.

**FOUR/FIVE BEDROOMS • THREE BATH/SHOWER ROOMS (TWO EN-SUITE) • KITCHEN/BREAKFAST ROOM**

**SEPARATE LIVING ROOM • SNUG/BEDROOM FIVE**

**DOWNSTAIRS W/C • UTILITY ROOM**

**TERRACE • GARDEN • GARAGE**

**OFF ROAD PARKING FOR UP TO FOUR VEHICLES**





# The Property

- First class town house with accommodation of approx 1,500 sq ft
- Secure gated development with private, sunny south facing garden
- Large, bright and airy sitting/dining room
- Modern, well fitted kitchen/breakfast room with separate utility room
- Separate snug/bedroom five with access onto the terrace
- Second floor master bedroom with en-suite shower room and built in wardrobes
- Three additional bedrooms (one ground floor, two second floor)
- Two additional luxuriously appointed bath/shower rooms (one en-suite)
- Single integrated garage with parking space for up to four vehicles
- Located within a stone's throw of Avon Beach and Mudeford Quay
- Council Tax Band 'F' - £3,361.65
- EPC rating 'C'







## Location

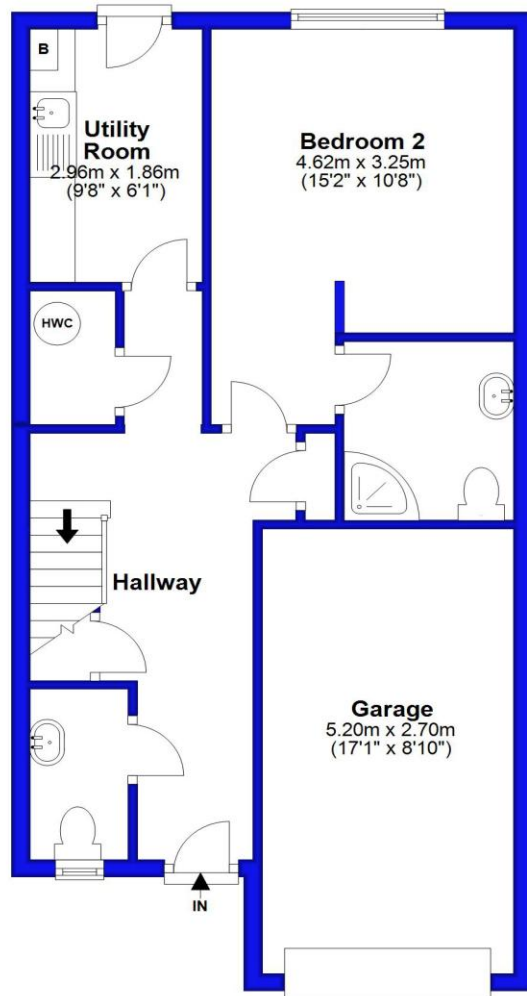
Mudeford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudeford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for water sports activities. With a friendly, community feel, it is no wonder Mudeford is a popular choice for relocation.



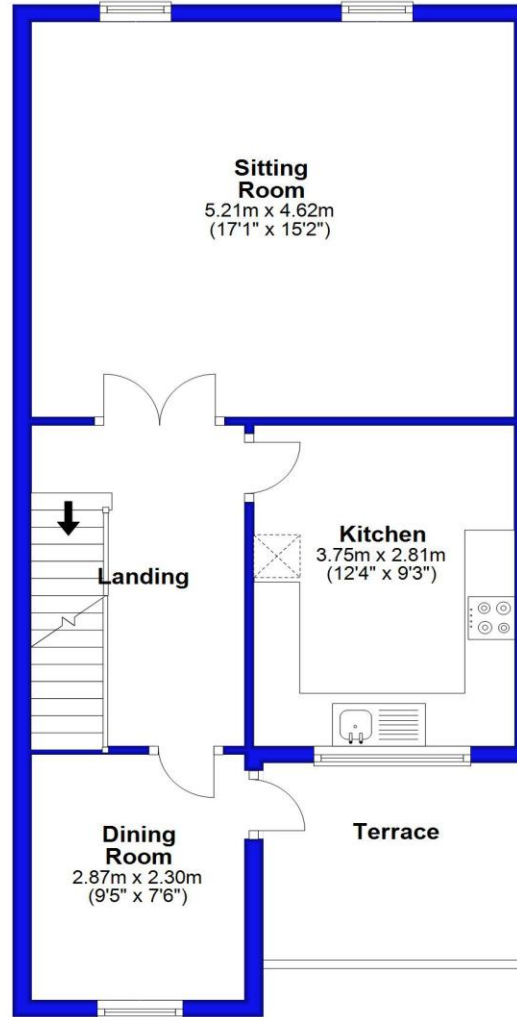
Approx Gross Internal Area: 141.5 sqm / 1523.0 sqft  
Garage: 14.7 sqm / 158.2 sqft  
**Total Approx Gross Area: 156.2 sqm / 1681.2 sqft**



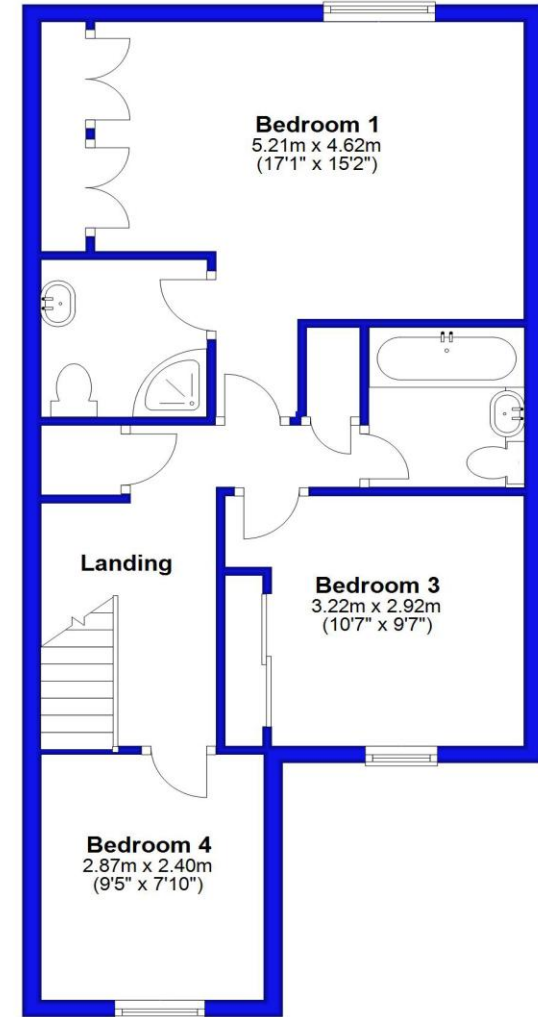
**Ground Floor**



**First Floor**



**Second Floor**











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