



'Hove To', 121a Mundeford Lane, Christchurch BH23 4AF

**Mitchells**  
1963 — TODAY



# 'Hove To', 121a Mundeford Lane, Christchurch BH23 4AF

A superb townhouse right by Mundeford Quay with fabulous views of Christchurch Harbour from the upper floors. Presented in good order and featuring about 1260 sq ft of living space set over three floors with a wonderful rear garden, garage and parking, this is the perfect lock and leave house in this exclusive location.

**THREE BEDROOMS • THREE BATH/SHOWER ROOMS (TWO EN-SUITE) • SITTING/DINING ROOM • KITCHEN  
CONSERVATORY • UTILITY ROOM • GARDEN**

**GARAGE • OFF ROAD PARKING**



## The Property

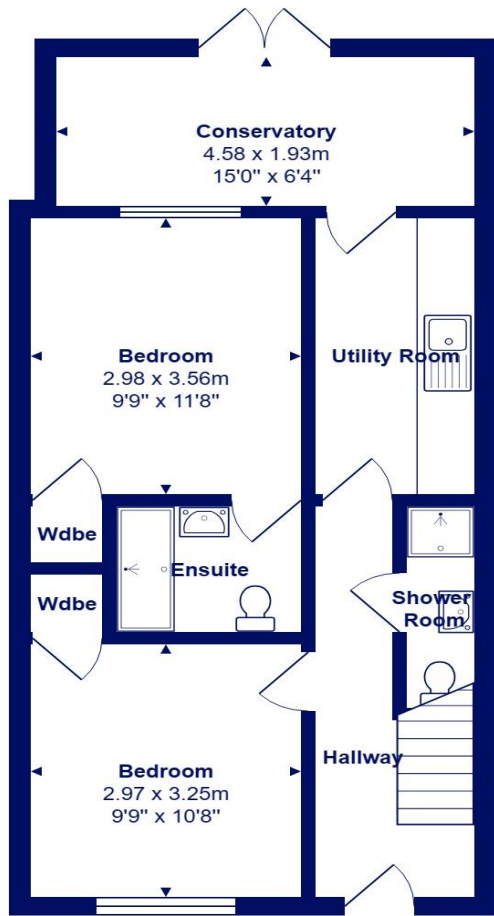
- Lovely town house perfectly situated between Avon Beach and Mudeford Quay
- Spacious top floor bedroom with en-suite and superb views over the water
- Two further bedrooms, one with en-suite and additional family shower room
- First floor sitting/dining room and separate kitchen
- Ground floor utility room and conservatory
- Garage and off road parking
- Short stroll to blue flag sandy beach, Mudeford Quay, local shops and the award winning Christchurch Harbour Hotel and Spa
- Council Tax Band 'D' - £2217.98
- EPC rating 'C'



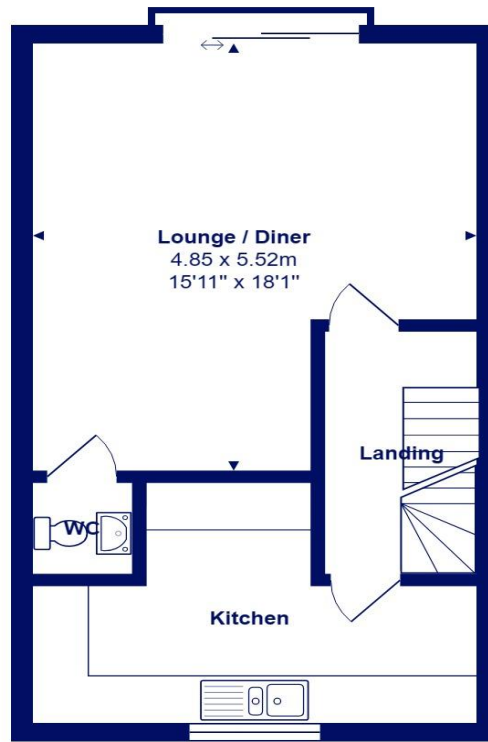


## Location

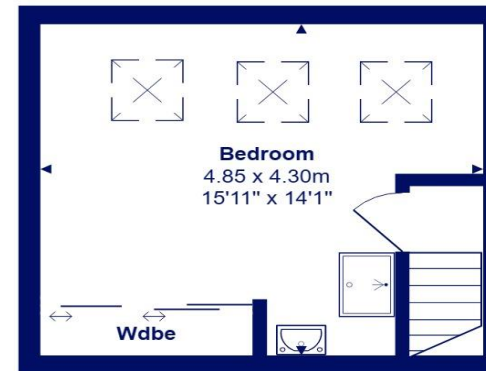
Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudford 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 Mudford is becoming a popular choice for relocation.



**Ground Floor**



**First Floor**



**Second Floor**

Total Area: 116.9 m<sup>2</sup> ... 1258 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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