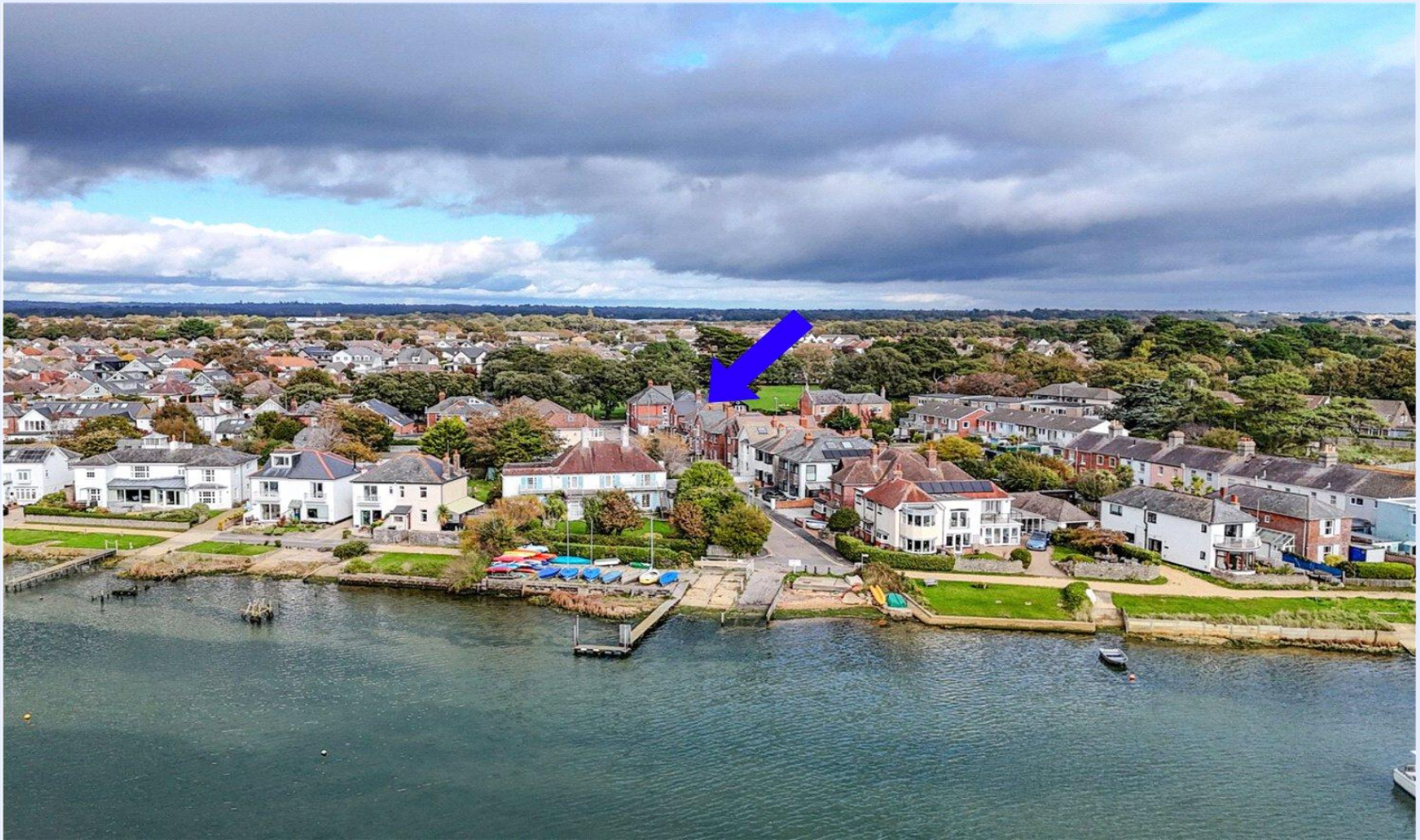




ARGYLE ROAD, MUDEFORD, DORSET BH23 3NW

Mitchells
1963 — TODAY



A gorgeous character house situated within a stone's throw of Christchurch Harbour and the slipway, featuring well-presented accommodation totalling 1760 sq ft. The property carefully fuses the original character features with modern style fittings, delightful open plan living accommodation on the ground floor with a separate formal reception room and four good size bedrooms. The garden is particularly private and houses a home office/studio whilst there is also garaging and off road parking. Situated in this magical position, nestled on the shores of Christchurch Harbour right in the heart of this bustling area and just a short stroll to the amenities this lovely area has to offer.

FOUR BEDROOMS (ONE GROUND FLOOR) • TWO BATH/SHOWER ROOMS (ONE EN-SUITE)

KITCHEN/DINER • SITTING ROOM • SEPARATE LOUNGE

UTILITY ROOM • BALCONY

GARDEN • GARDEN STUDIO/OFFICE • STORE

OFF ROAD PARKING



The Property

- Beautifully appointed character house of 1760 sq ft
- Brilliant position within sight and sound of Christchurch Harbour and public slipway
- Four good sized bedrooms (one ground floor)
- Master bedroom with balcony
- First floor family bathroom
- Refitted, modern kitchen and separate utility room
- Second reception room with feature bay window
- Private, landscaped rear garden
- Parking, store and garden studio
- Council Tax Band 'F' - £3,361.65
- EPC rating 'D'

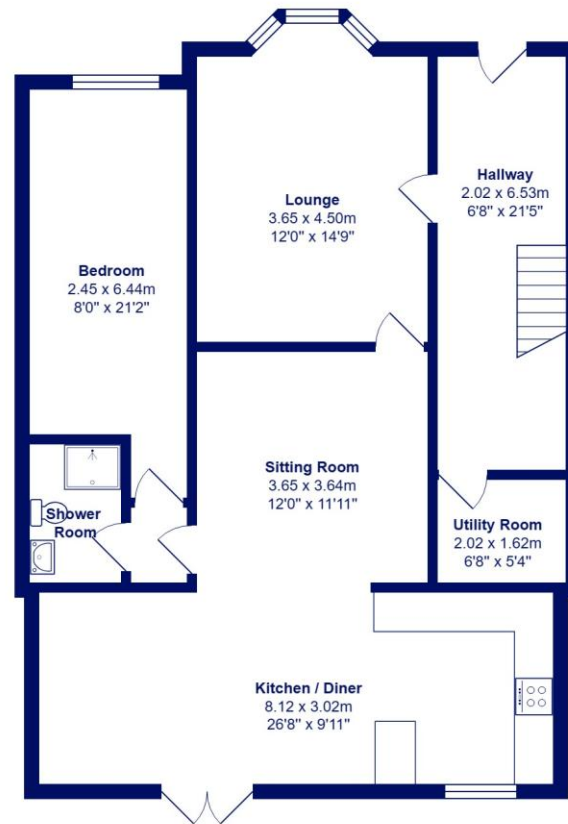




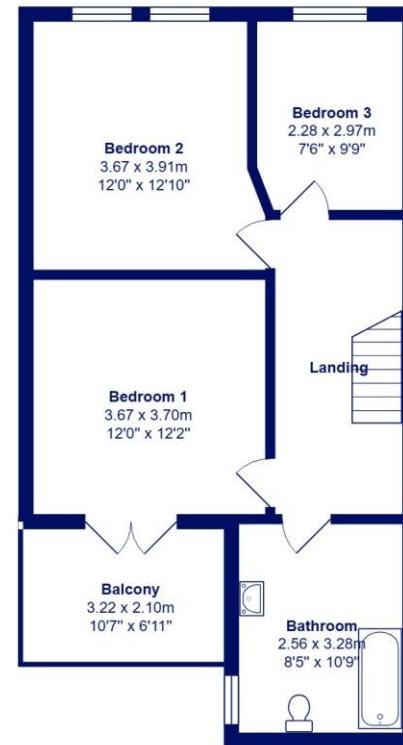
Location

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.

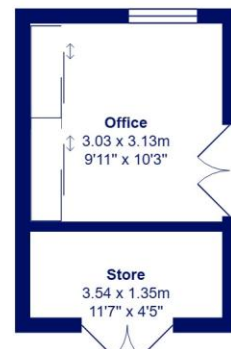




Ground Floor



First Floor







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