

17 FRESHWATER ROAD
FRIARS CLIFF, BH23 4PD

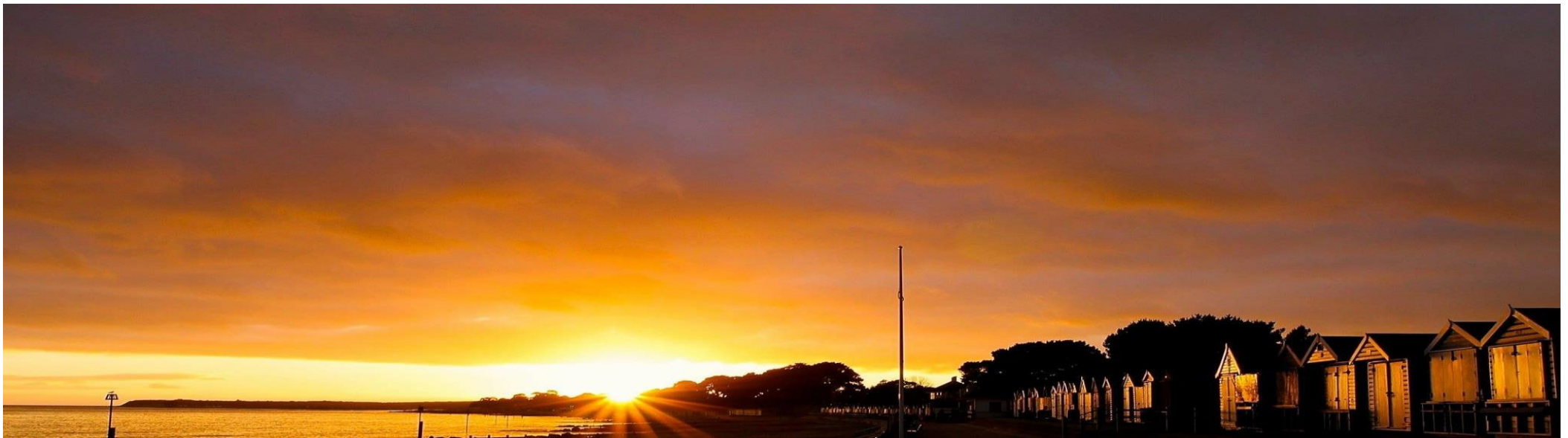




FRESHWATER ROAD, FRIARS CLIFF

A superbly situated house within sight and sound of the sea at Friars Cliff and sited on a particularly lovely plot opposite the footpath to the beach. The living space extends to about 1890 sqft and in 2023, the owners created a stylish open plan kitchen/dining room and replaced both bathrooms with designer fittings. This fabulous house still offers potential for further extension (stpp) due to the excellent plot and privacy on offer. With the award winning, blue flag beaches and nature reserve on the doorstep this is an opportunity to enjoy coastal living at it's best. Quietly tucked away on this exclusive enclave of executive styled homes, no 17 Freshwater Road is ready to move into, yet still offers brilliant scope to remodel the existing conservatory and sun balcony into something really quite special. The current owners have done a significant amount of work to the house and a new owner can still make their own mark making this a great opportunity. A superb house in a superb location and offered with no forward chain.

- FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • SUN ROOM • KITCHEN/BREAKFAST ROOM • DINING ROOM • LOUNGE • CONSERVATORY • UTILITY ROOM • GF WC • DOUBLE GARAGE • GARDENS • OFF-ROAD PARKING •



The Property

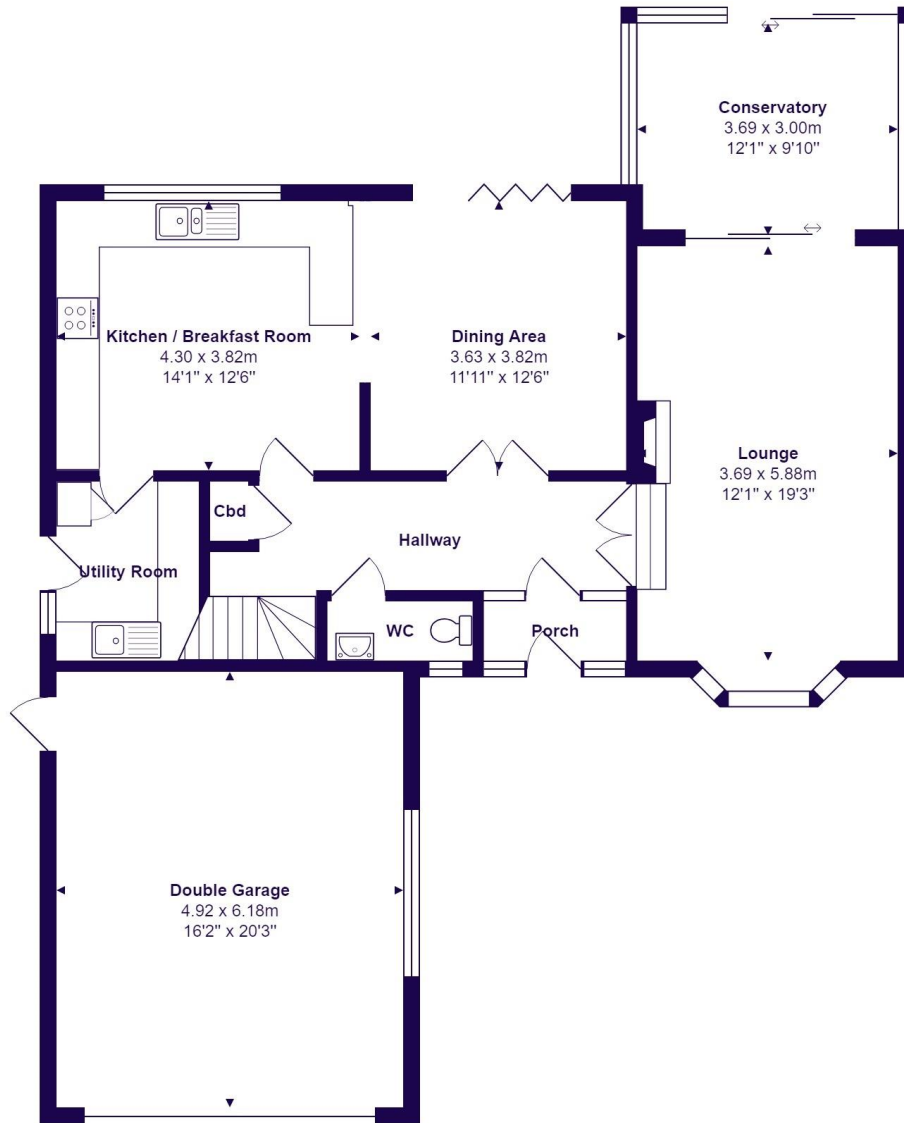
- Executive styled detached house in an enviable position with the sandy beach being right on your doorstep
- Spacious master bedroom with fitted wardrobes, a new en-suite bath/shower room and access onto an enclosed balcony that looks out to the copse
- Three further first floor bedrooms with a newly fitted family shower room
- Rare corner position with very private rear garden, enclosed front garden and space for extension (stpp)
- Extended, extra long double garage and separate utility room with plenty of parking space to the front
- Gas fired central heating, UPVC double glazed windows
- New gas boiler fitted in 2022
- A great opportunity to buy a beach side house that has had the majority of the modernisation works done, yet still offering potential
- Council Tax 'G'
- EPC 'E'



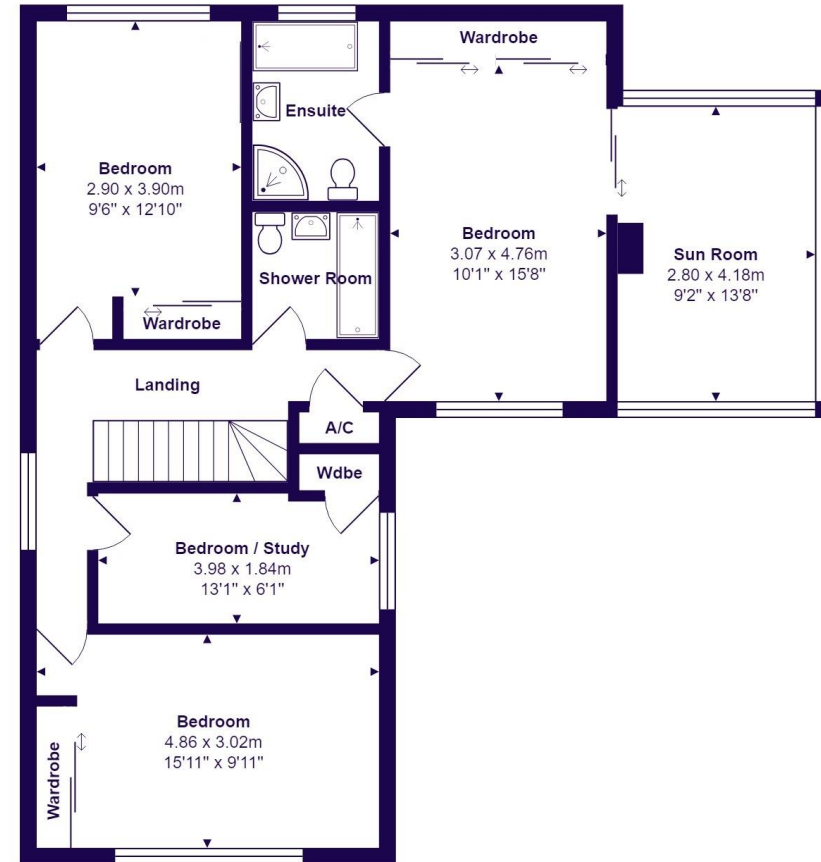


Location

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: 175.3 m² ... 1887 ft² (excluding double garage)

All measurements are approximate and for display purposes only



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