

24 SEAWAY AVENUE
FRIARS CLIFF, BH23 4EX

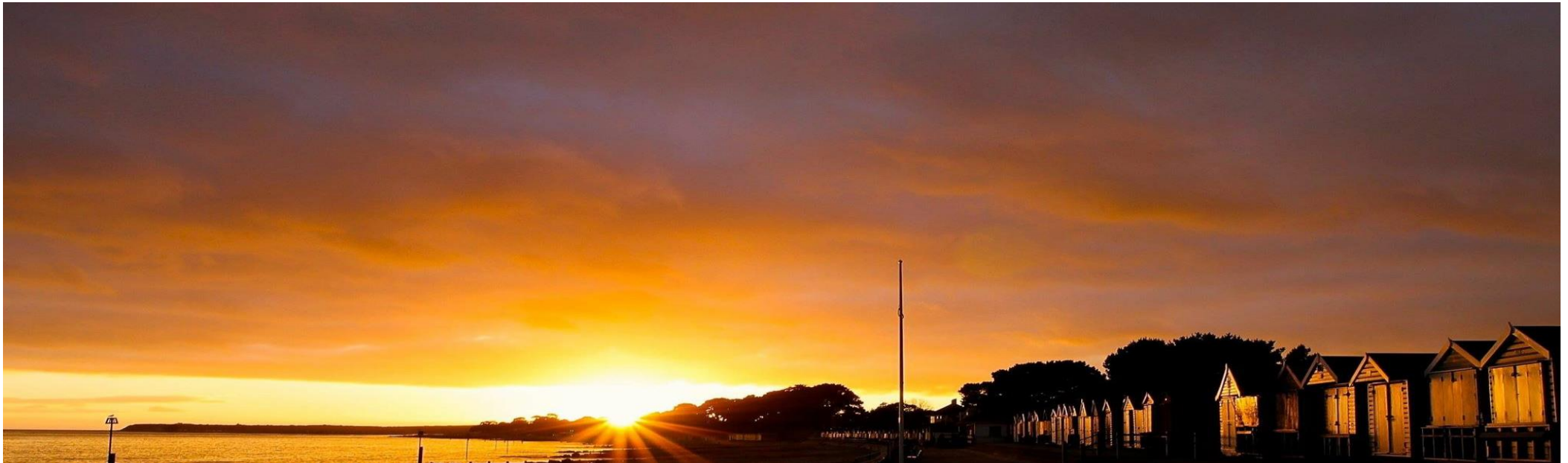




24 SEAWAY AVENUE, FRIARS CLIFF

A classically designed, Friars Cliff house built in the 1930's and situated on one of the most prestigious, tree lined roads that leads to the beach. Set behind security gates with an imposing frontage, this lovely home features about 2085sqft of well planned accommodation that includes a stunning kitchen/family room and offers further scope for the discerning buyer to further add their own stamp to it. Seaway Avenue leads straight down to the beach huts and promenade of Friars Cliff Beach and is best known for the mature pine trees that line it. It is also home to some of the areas finest and characterful properties. No 24 has been very well looked after and has been extended over the years to now feature a fabulous large master bedroom with dressing room and ensuite and the kitchen and dining room have been combined to now create a stylish open plan space. Many of the original features remain including the Dorset curved ceilings and some of the leaded light windows but with the house enjoying a light, modern feel. There is still scope for the property to be altered/extended if required but is currently presented as a very comfortable, family home.

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



The Property

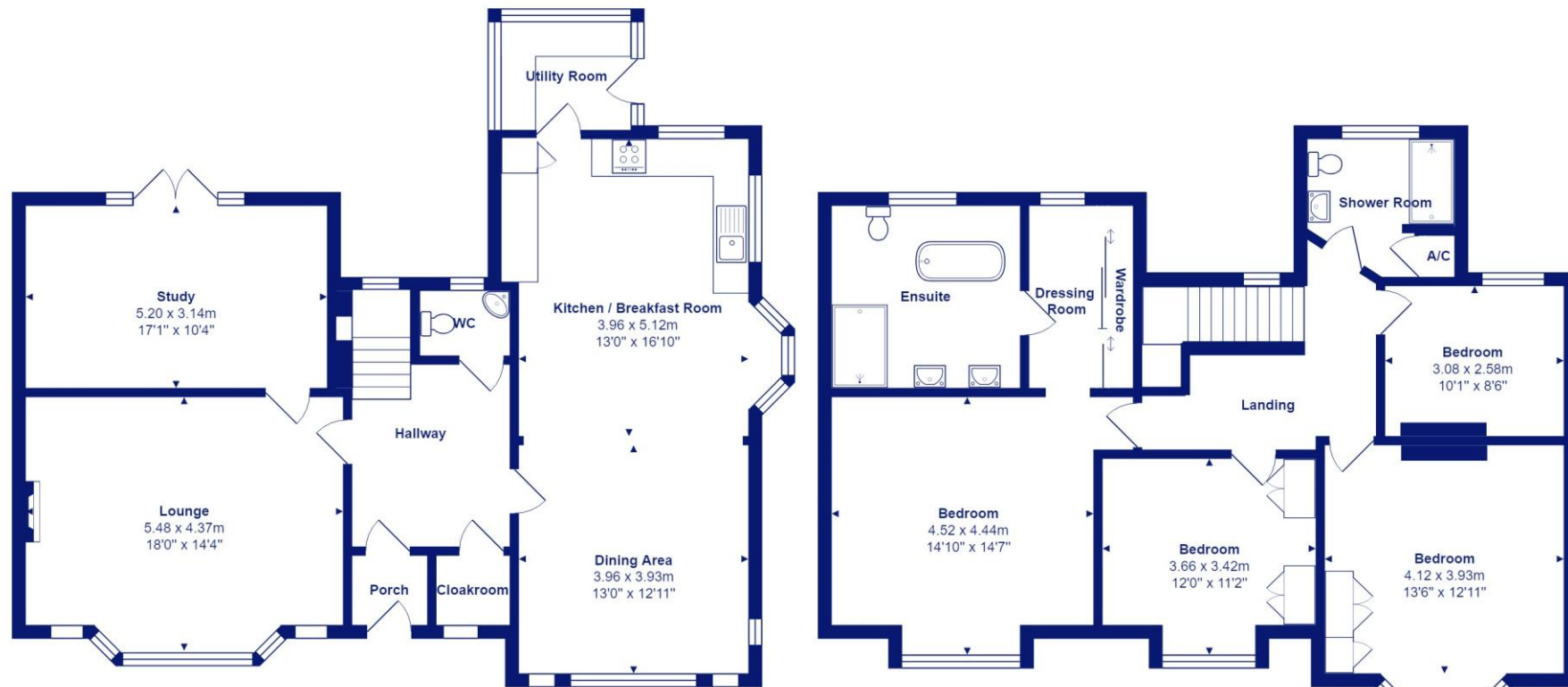
- Prestigious location with a very private and secure plot, just moments from the Blue Flag beach
- Excellent decorative order with modern fittings complementing the original character features
- Contemporary styled kitchen with granite worktops and high-end integrated appliances
- Original bay windows to both the kitchen/family room and formal lounge
- Separate family room/games room/dining room with views of the rear garden
- Generous bedroom accommodation with the rooms to the front enjoying a lovely sylvan outlook to Seaway Avenue
- Detached double garaging with large, newly laid driveway with lots of space for cars/boats/caravan storage, all set behind electric security gates
- First class position in the most sought after location
- Council Tax 'G' £3451.76
- EPC 'D'





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: 193.7 m² ... 2085 ft²

All measurements are approximate and for display purposes only







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