MUDEFORD LANE, CHRISTCHURCH, DORSET BH23 3HW

Mitchells

1963 — TODAY

Mudeford Lane, Christchurch, Dorset BH23 3HW

A well-presented and spacious detached chalet bungalow of approximately 1280 sq ft situated in this popular residential area within easy walking distance of the historic Mudeford Quay, Avon Beach, Stanpit Marsh Nature Reserve and Fisherman's Bank.   This light and airy property benefits from a private, south west facing rear garden, detached garage and off road parking for several vehicles to the front.

FOUR BEDROOMS • TWO SHOWER ROOMS (ONE GROUND FLOOR) • KITCHEN

LOUNGE/ DINER • CONSERVATORY • GARDEN

GARAGE • DRIVEWAY WITH PARKING FOR SEVERAL CARS

The Property

- A spacious detached chalet bungalow of approx. 1280 sq ft

- Four bedrooms (two ground floor)

- Spacious through lounge/dining room

- Modern fitted kitchen with Integrated appliances and separate conservatory extension

- Refitted ground floor shower room and first floor shower room

- Private south-west facing rear garden

- Blocked paved driveway for multiple vehicles

- Detached double garage

- Gas fired central heating, upvc double glazing and neutral décor throughout

- Situated within a short walk of the historic Mudeford Quay and the sandy Avon Beach

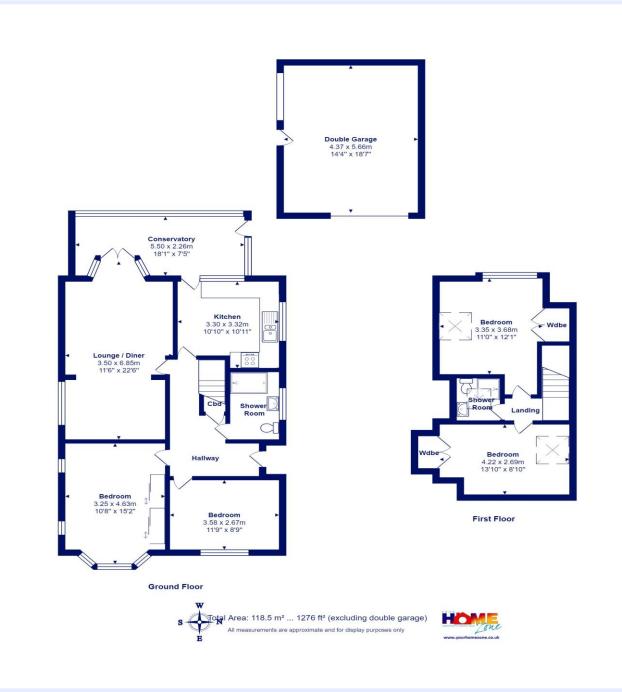- Council Tax Band 'E' - £2,710.086

- 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 becoming a popular choice for relocation.

Double Garage
4.37 x 5.66m
14'4" x 18'7"

Conservatory
5.50 x 2.26m
18'1" x 7'5"

Kitchen
3.30 x 3.32m
10'10" x 10'11"

Lounge / Diner
3.50 x 6.85m
11'6" x 22'6"

Cbd

Shower Room

Hallway

Bedroom
3.25 x 4.63m
10'8" x 15'2"

Bedroom
3.58 x 2.67m
11'9" x 8'9"

Ground Floor

Bedroom
3.35 x 3.68m
11'0" x 12'1"

Wdbe

Shower Room

Landing

Wdbe

Bedroom
4.22 x 2.69m
13'10" x 8'10"

First Floor

W N S E

Total Area: 118.5 m² ... 1276 ft² (excluding double garage)
All measurements are approximate and for display purposes only

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