



WATERSIDE, MUDEFORD, DORSET BH23 3NZ

**Mitchells**  
1963 — TODAY







An incredibly rare opportunity to acquire a front line property, boasting astonishing coastal views over the whole of Christchurch Harbour and out to the Solent. This lovely property features direct water access, private garden, sunny balcony, driveway parking and the use of the communal gardens, dinghy boat park and slipway to the Harbour. The perfect lock up and leave for somebody wanting to enjoy the waterside lifestyle and right in the heart of this fabulous area with its award winning beaches, pubs and restaurants with Mundeford Quay being just a short level stroll away. Vacant possession.

**MASTER BEDROOM with ENSUITE and BALCONY • TWO FURTHER DOUBLE BEDROOMS with BALCONIES**

**FAMILY BATH/SHOWER ROOM**

**KITCHEN/BREAKFAST ROOM • LOUNGE • SEPARATE DINING ROOM • STUDY • UTILITY ROOM**

**DOWNSTAIRS SHOWER ROOM • PRIVATE GARDEN • DRIVEWAY PARKING**

**USE OF COMMUNAL DINGHY PARK AND SLIPWAY TO HARBOUR**

**STUNNING HARBOUR VIEWS**



## The Property

- Spectacular position on the front line with unrivalled views over the harbour
- Private rear garden
- Spacious lounge with stunning views and access on to the garden
- Kitchen/breakfast room and separate dining room
- Master bedroom with ensuite and balcony overlooking the harbour
- Two further first floor double bedrooms and separate family bathroom
- Downstairs shower room, utility room and study
- Driveway parking
- Use of communal dinghy park and slipway to Harbour
- Maintenance £600 approx. per annum
- Council Tax Band 'F' - £3,203.74
- EPC rating 'D'

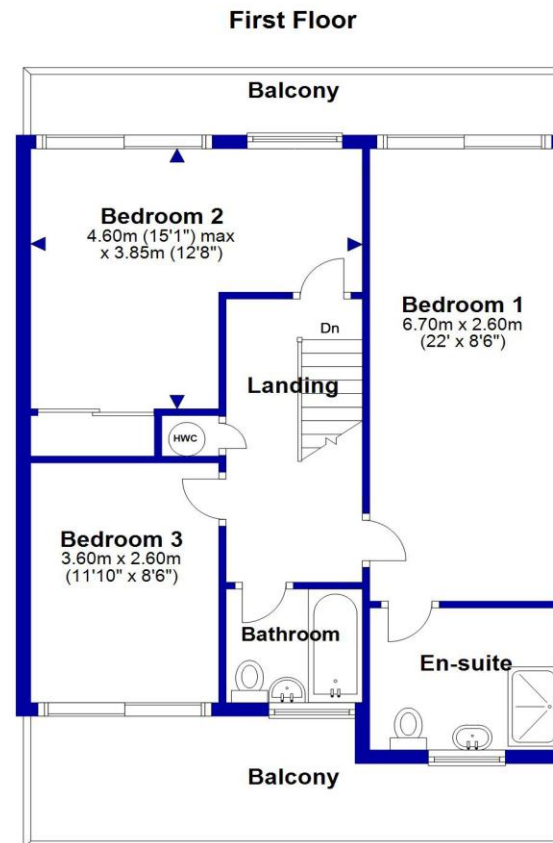
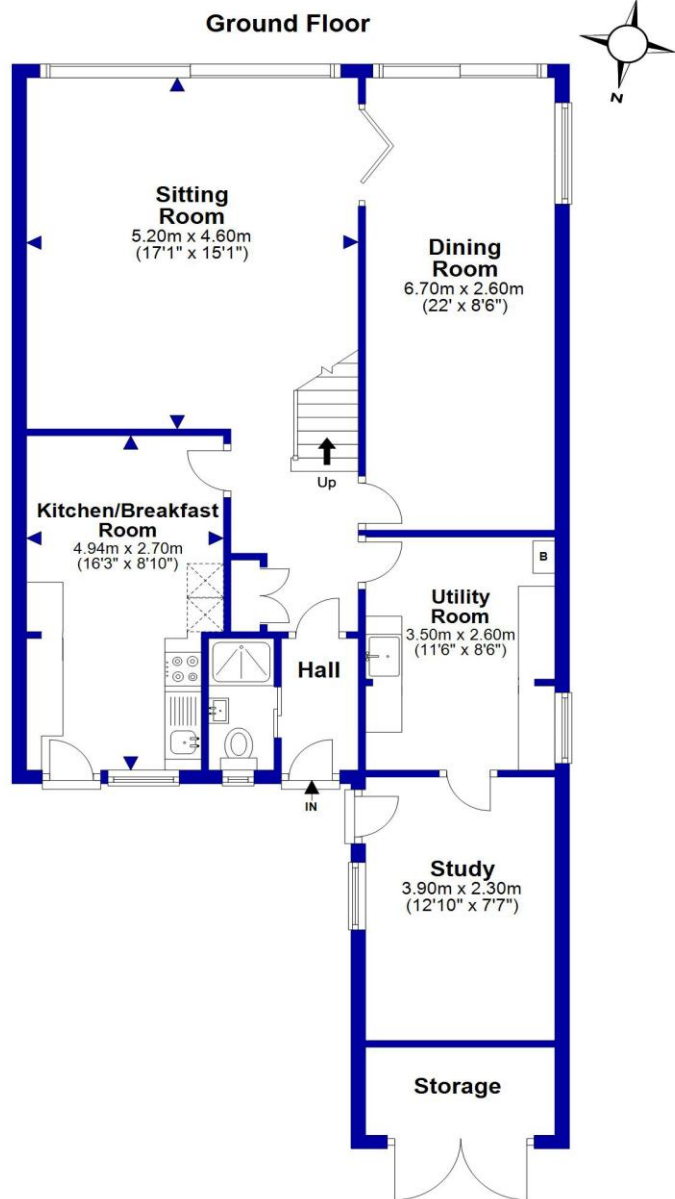






## Location

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 a popular choice for relocation.



## Floor Plan

**Approx Gross Internal Area  
145.2 sqm / 1562.6 sqft**









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