



LINGWOOD AVENUE, MUDEFORD, DORSET BH23 3JS

**Mitchells**  
1963 — TODAY



## **LINGWOOD AVENUE, MUDEFORD, DORSET BH23 3JS**

A coastal style chalet of about 1700 sq ft that has been extended and refurbished, now featuring a stunning open plan living space to the rear and a self-contained one bedroom annexe/Airbnb suitable for income/working from home/teenager space. This lovely home benefits from ample driveway parking with EV charging point, private, low maintenance rear garden with spacious wrap around patio and a large storage shed. Situated in the heart of Mudeford and within walking distance of the local schools, Fisherman's bank, Stanpit Marsh Nature Reserve and the historic Mudeford Quay and Avon Beach. Viewing highly recommended to fully appreciate the quality of this property.

**TWO DOUBLE BEDROOMS • FAMILY BATH/SHOWER ROOM • KITCHEN/FAMILY ROOM**

**SEPARATE LOUNGE • DOWNSTAIRS W/C**

**ONE BEDROOM SELF CONTAINED ANNEXE**

**GARDEN**

**OFF ROAD PARKING**



## The Property

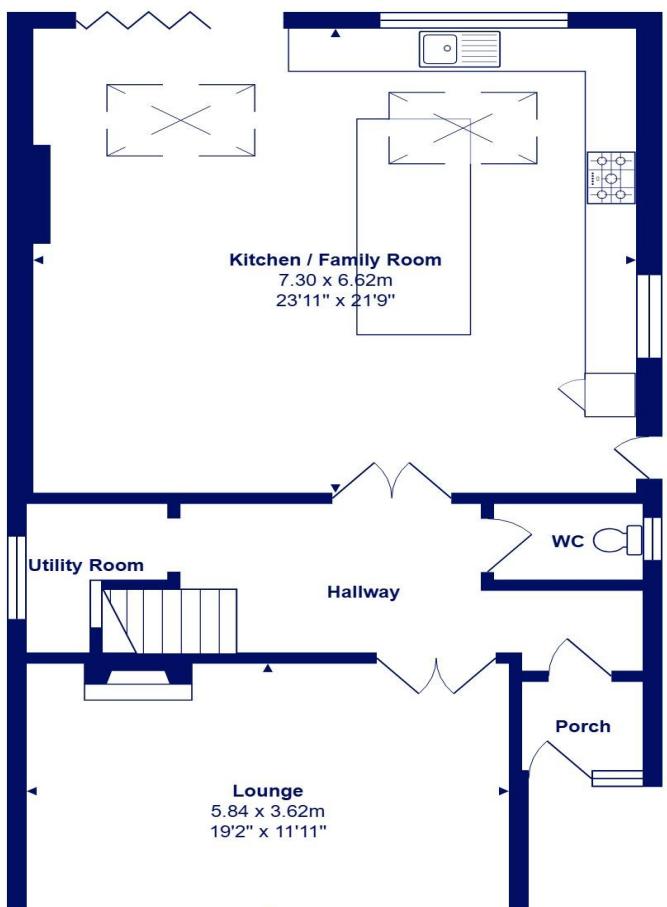
- Immaculately presented detached chalet of nearly 1700 sq ft
- Two first floor double bedrooms with fitted wardrobes
- Four piece family bathroom and separate downstairs w/c
- Stunning, open plan living space with feature log burner and bi-folding doors onto the patio
- Modern fitted kitchen with integral appliances and central Island
- Self-contained annexe/Airbnb with courtyard garden
- Private, low maintenance rear garden
- Driveway parking with EV charging point
- Situated in an enviable location just a short walk to Mudeford Quay and Avon Beach
- Council Tax band 'E' - £2,844.46
- EPC rating 'D'



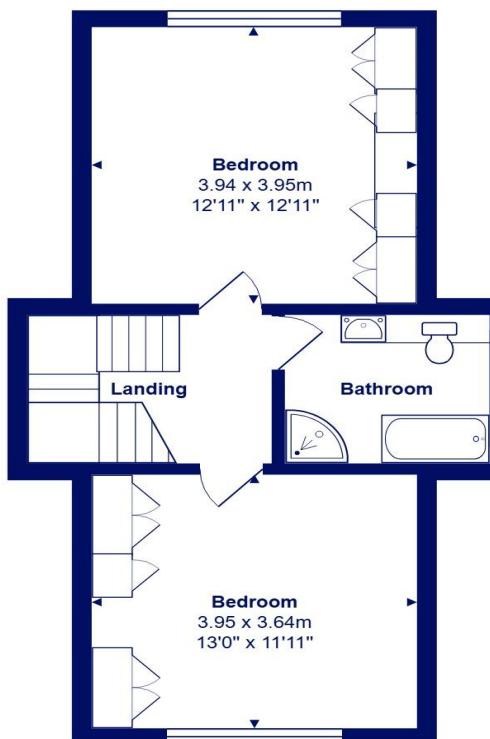


## Location

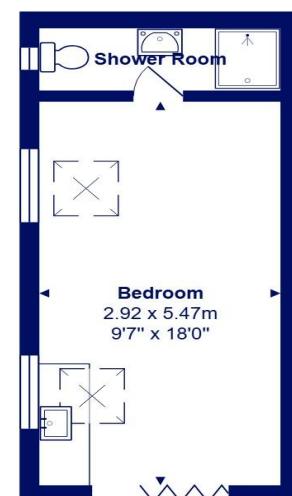
Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular 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.



**Ground Floor**



**First Floor**



**Annexe**

Total Area: 152.1 m<sup>2</sup> ... 1638 ft<sup>2</sup>

All measurements are approximate and for display purposes only







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[mitchells.uk.com](http://mitchells.uk.com)  
[mudeford@mitchells.uk.com](mailto:mudeford@mitchells.uk.com)  
01202 499295

**Mudeford**  
Cambridge House  
112-114 Stanpit  
BH23 3ND

