



HAVEN CLOSE, STANPIT, CHRISTCHURCH, DORSET BH23 3RH

Mitchells
1963 — TODAY



A stunning, four bedroom, three bathroom end terrace townhouse of some 2050 sq ft with outstanding views over Stanpit Marsh and Mudeford Harbour that forms part of this select development in the heart of Stanpit. Superbly appointed with stylish fittings throughout, this wonderful home is within walking distance of the historic centre of Christchurch with award winning pubs and restaurants right on your doorstep.

**MASTER BEDROOM with EN-SUITE and DRESSING ROOM • THREE FURTHER BEDROOMS one with EN-SUITE
FAMILY BATH/SHOWER ROOM • KITCHEN/BREAKFAST ROOM
TRIPLE ASPECT FIRST FLOOR LOUNGE WITH VIEWS and BALCONY
DINING ROOM/BED 4 • GROUND FLOOR W/C • GARDEN
GARAGE • OFF ROAD PARKING**



The Property

- Most Impressive large first floor lounge with triple aspect
- Large well fitted ground floor kitchen/breakfast room
- Delightful private easily maintained rear garden overlooking the nature reserve
- Fabulous top floor master bedroom suite, 21' x 15' bedroom, separate dressing room and en-suite
- Approx. 1900sqft living accommodation
- Gas fired central heating and upvc double glazing
- Garage and off road parking
- Maintenance for communal areas £375 p.a
- Stylish courtyard style development In this fantastic location
- Council Tax band 'F' - £3,203.74
- EPC rating 'C'

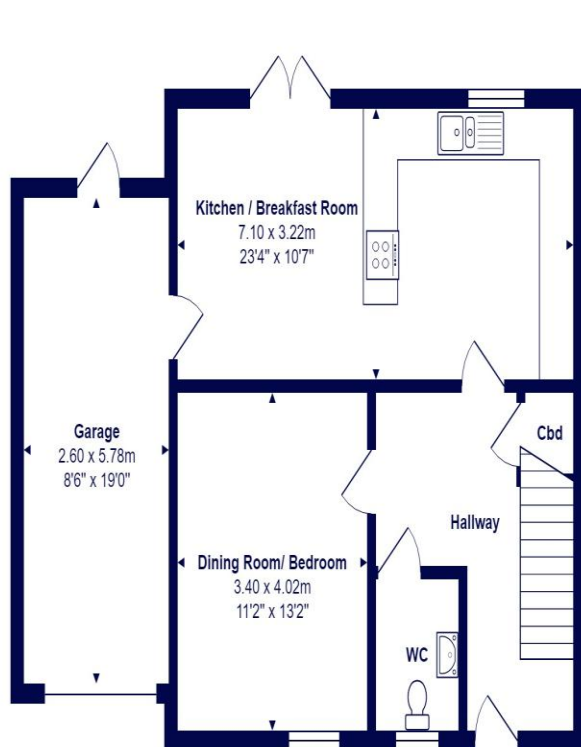




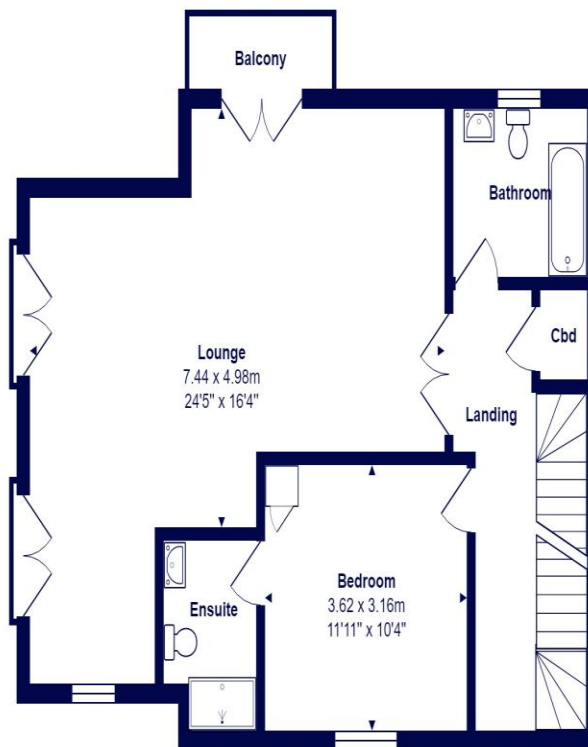
Location

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.

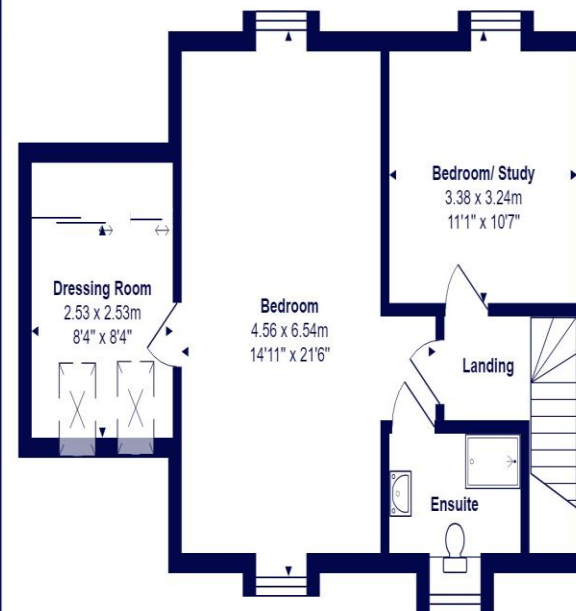




Ground Floor



First Floor



Second Floor



Total Area: 190.1 m² ... 2046 ft² (excluding balcony)

All measurements are approximate and for display purposes only







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