



WATERSIDE, MUDEFORD, CHRISTCHURCH 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 Mudeford Quay being just a short level stroll away

MASTER BEDROOM with BALCONY • TWO FURTHER BEDROOMS • FAMILY BATHROOM
KITCHEN • LOUNGE/DINER with VIEWS • DOWNSTAIRS SHOWER ROOM
PATIO • GARDEN • GARAGE • DRIVEWAY PARKING
USE of COMMUNAL DINGHY PARK and HARBOUR SLIPWAY



The Property

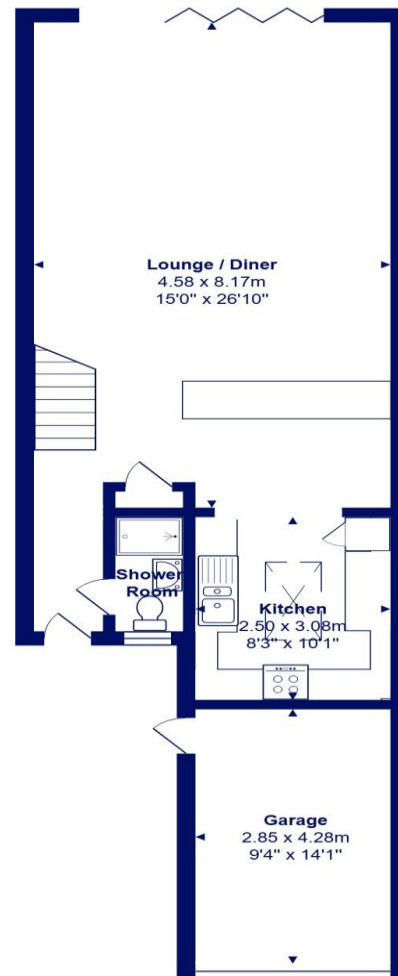
- Spectacular position on the front line with unrivalled views over the Harbour
- Private rear garden
- Sitting/dining room with stunning views and access on to the garden
- Modern, fitted kitchen
- Master bedroom with balcony overlooking the harbour
- Two further first floor bedrooms and separate family bathroom
- Downstairs shower room and w/c
- Driveway parking and garage
- Use of communal dinghy park and slipway to Harbour
- Maintenance: £300 approx. per annum
- Council Tax Band 'G' - £3,878.81
- EPC rating 'C'



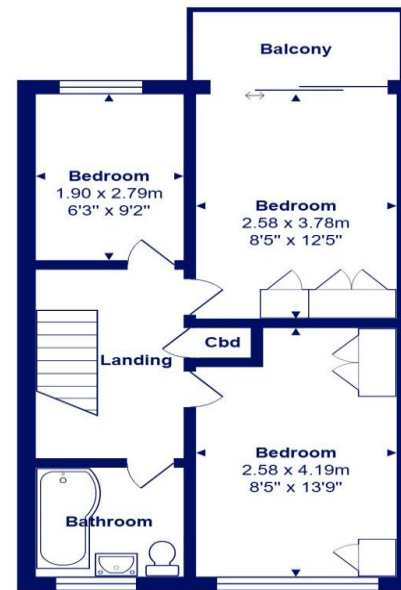


Location

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



Total Area: 87.5 m² ... 941 ft² (excluding garage, balcony)

All measurements are approximate and for display purposes only







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