



*35 Seaway Avenue, Friars Cliff, BH23 4EU*

*Guide Price £2,250,000*

**Mitchells**  
1963 — TODAY

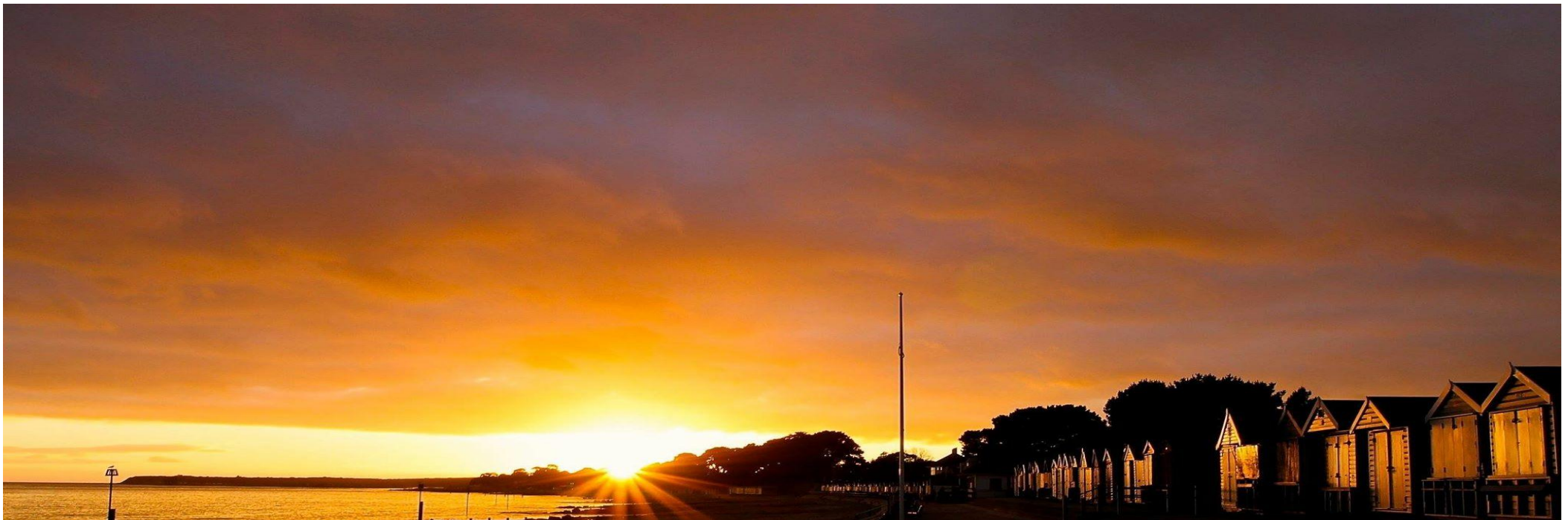




# Seaway Avenue, Friars Cliff

An extraordinary coastal home of over 3000 sqft, set just five houses back (200m) from the award-winning Blue Flag beach at Friars Cliff and enjoying sea views from the sun balcony, master bedroom and en-suite. This stunning home offers luxurious living space with an unrivalled specification having been meticulously refurbished, skilfully extended and professionally landscaped and now offers exceptional accommodation in this fabulous location. 35 Seaway Avenue is a very special home and enjoys striking elevations to both the front and rear. Upon entering the house, you are immediately drawn to the outstanding living space and the back that is flooded with light from the roof lanterns and huge aluminium sliding doors that lead to the sun terrace. The living area is spectacular and cleverly zoned by a central double aspect fireplace giving defined areas for the kitchen, dining and living spaces. There is also an interconnected games/separate living room with a large mezzanine that also leads to the sun terrace. The ground floor also boasts great practical space that includes a spacious utility room, separate boot room and ground floor shower room. The first floor features sea views from the magnificent vaulted master suite with sun balcony, bespoke fitted wardrobes, dressing room and en-suite, whilst the other three bedrooms are comfortable doubles all with fitted wardrobes, serviced by another two luxury bath/shower rooms. The external landscaping has recently been completed by Roman Landscaping who are well renowned for exceptional work with the rear garden being laid with thick pile NamGrass, extensive porcelain terracing, stunning planting and built in irrigation system. The location is perfect- just back from the beach and protected from the breeze yet within sight and sound of the sea. Coastal walks, beach cafes, sandy beaches and all year dog walking at Steamer Point Nature Reserve are all right on your doorstep.

- FOUR/FIVE BEDROOMS • FOUR BATH/SHOWER ROOMS (TWO EN-SUITE) • MEZZANINE • KITCHEN/LOUNGE/DINER • UTILITY ROOM • GROUND CLOAKROOM • FAMILY ROOM/GAMES ROOM • STUDY • GARAGE • OFF-ROAD PARKING FOR FIVE CARS • GARDENS •





## The Property

- Comprehensively remodelled and modernised in every respect over the last 18 months - extremely high-end specification
- Designer Keller kitchen with solid stone Quartz worktops, huge island (seats 5) and comprehensive appliance package including Quooker tap (boiling/sparkling/chilled water) triple Neff ovens, wine cooler and waste disposal
- Underfloor heating throughout ground floor, Amtico flooring, high density carpet and luxury ceramic tiled floors
- Sanitary ware by Hans Grohe, Duravit, Geberit and tiling by Porcelanosa
- Aluminium windows, triple track patio doors, electric blinds, rain sensor Velux, ambient lighting in main living space/garden
- Electric double door to garage/store, two external showers with hot/cold feed
- Full alarm system and CCTV front and rear
- A hugely impressive home in this prestigious location
- Council Tax 'G' £3813.00
- EPC 'C' (potential B)



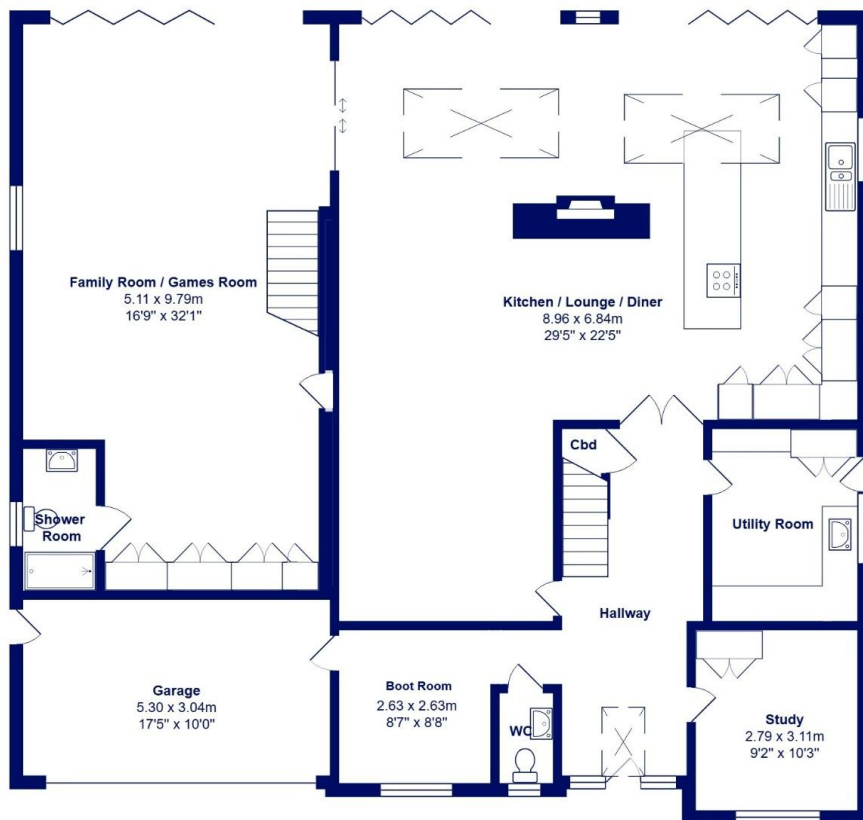


## Location

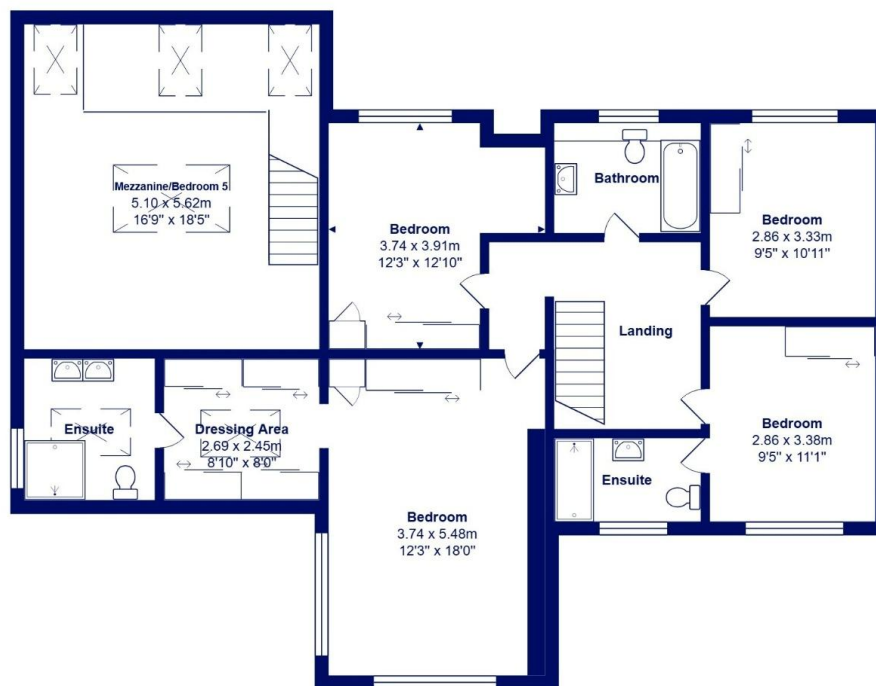
Friars Cliff has long been one of the most sought after residential locations of choice for people looking to move to a seaside location within East Dorset, with its sandy award winning beaches, cafes and famous beach huts. Friars Cliff affords views over Christchurch Bay to the Needles on the Isle of Wight to the south and towards Hengistbury Head and Christchurch Harbour to the west. Perfect for families and retirement living, with the historic Priory town of Christchurch within two miles distant and with access to London in under two hours from the mainline station at Hinton Admiral.







Ground Floor



First Floor



Total Area: 287.3 m<sup>2</sup> ... 3092 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only









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