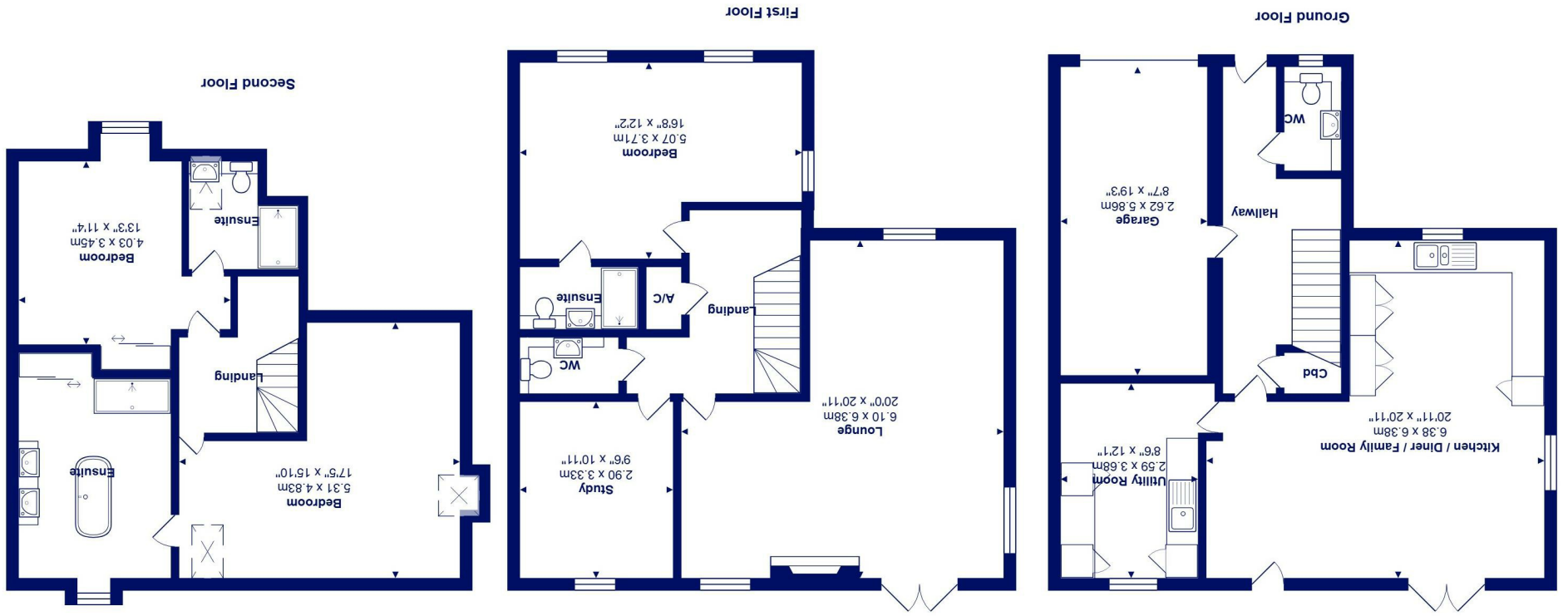




All measurements are approximate and for display purposes only.  
Total Area: 190.1 m<sup>2</sup> ... 2046 ft<sup>2</sup> (excluding garage)



23 Haven Close, Mudeford, BH23 3RH

£825,000

**Mitchells**  
1963 — TODAY

Arguably the best town house on this select development boasting stunning views of Christchurch Harbour and Hengistbury Head and direct access to Stanpit Marsh. The luxuriously appointed accommodation extends to about 2055 sq ft over three floors with all the principle rooms enjoying access to the garden, sun balcony or the fabulous water views. Absolutely first class.

23 Haven Close occupies a desirable corner position and benefits from a dual-aspect design that maximises the natural light and scenic views. The current owners have invested significantly in a thoughtful and high-quality modernisation, featuring stylish fittings and a tasteful décor throughout. The home also benefits from a professionally landscaped garden, featuring a raised sun deck area that is ideal for outdoor entertaining and relaxation. The property enjoys a superb setting, with scenic riverside walks through Stanpit Marsh Nature Reserve, that are accessible directly from the garden. The vibrant centre of Christchurch is within easy walking distance, offering a diverse choice of cafés, restaurants and independent shops.

- Show home condition inside and out with spacious rooms set out over three floors
- Magnificent master bedroom with views of the harbour and large, luxuriously appointed en-suite/dressing room with underfloor heating
- Two further double guest bedrooms with wardrobes and en-suites
- First floor sitting room with a bright triple aspect, sun balcony and views of the Harbour and Stanpit Marsh
- Ground floor kitchen/dining/day room with stylish new 'in frame' Shaker style kitchen with access to the garden. In addition to a ground floor utility room
- Study/bedroom four
- Smart, pressed resin finish garden for ease of maintenance, large raised sun deck with plenty of sunshine perfect for al fresco dining
- Private gate to the open space behind, linking to the footpath to the leisure centre and town centre and Nature Reserve
- Integral garage and parking for three additional cars
- Freehold property and can be offered chain free. Service charge £471 pa - covers the garden and lighting and repairs on development land and private road

EPC Rating Band: C  
Council Tax Band: F  
Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

