

Total Area: 163.5 m<sup>2</sup> ... 1760 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.



1 Argyle Road, Mudeford, BH23 3NW £850,000

**Mitchells**  
1963 — TODAY

A gorgeous character house situated within a stone's throw of Christchurch Harbour and the slipway, featuring well-presented accommodation totalling 1760 sqft. The property carefully fuses the original character features with modern style fittings, delightful open plan living accommodation on the ground floor with a separate formal reception room and four good size bedrooms.

The garden is particularly private and houses a home office/studio whilst there is also off road parking. Situated in this magical position, nestled on the shores of Christchurch Harbour right in the heart of this bustling area and just a short stroll to the amenities this lovely area has to offer.

- Beautifully appointed freehold character house of 1760 sqft
- Brilliant position within sight & sound of Christchurch Harbour & public slipway
- Four good size bedrooms ( one ground floor with ensuite )
- Master bedroom with balcony
- First floor family bathroom
- Refitted, modern kitchen and separate utility room
- Second reception room with feature bay window
- Private, landscaped rear garden
- Parking, store and garden studio

EPC Rating Band: D  
Council Tax Band: F  
Freehold

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