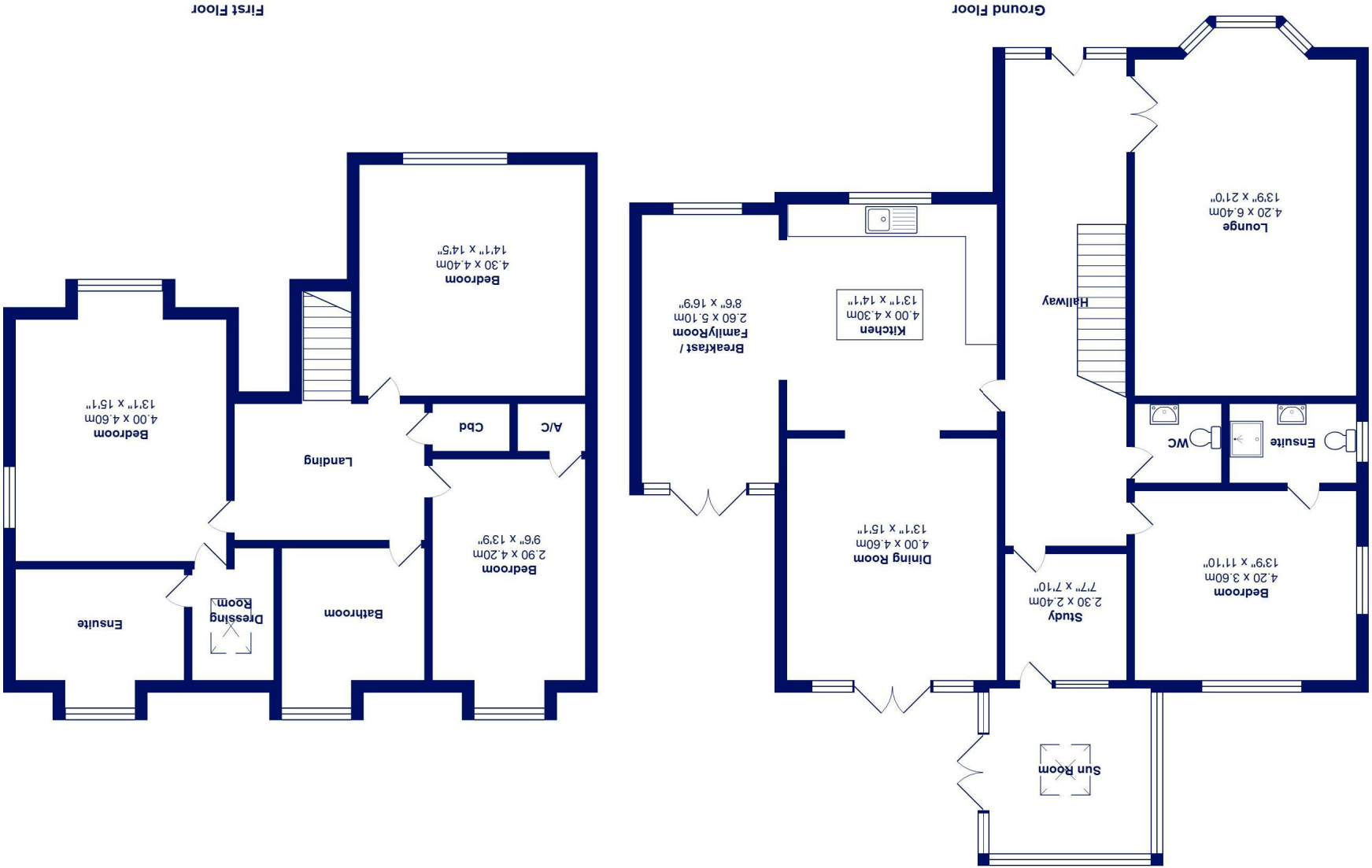




2 Rook Hill Road, Friars Cliff, BH23 4DZ

£1,700,000

Mitchells
1963 — TODAY



A beautifully appointed detached chalet bungalow style residence set in one of Friars Cliff's most sought after private roads, just back from the seafront. Enjoying easy access to the picturesque and award winning beaches at Friars Cliff, the quay at Mudeford, the popular Beach Cafés, Steamer Point Nature Reserve and the stunning clifftop walks leading towards Avon Beach and Highcliffe Castle.

Offering approx 2200 sqft of flexible accommodation with further potential to extend (stpp) if required, due to the generous plot size. Already featuring four bedrooms, three bathrooms (two en-suite), superb kitchen/dining living space with access onto the rear gardens with a fantastic sized dual aspect lounge, separate study and orangery/sun room extension enjoying views over the well-stocked mature gardens to the rear. Viewing highly recommended vendors are suited.

- Superb home of about 2200 sqft
- Four bedrooms and three bathrooms
- Principle bedroom with dressing room and en-suite
- Open plan kitchen/dining room with central island & utility area
- Large formal lounge
- Spacious entrance hall with feature vaulted ceiling
- Superb plot with landscaped rear garden and large frontage including carriage driveway
- Tandem garage and carriage driveway
- Moments from the safe sandy beach with calm bathing waters and the promenade leading to The Noisy Lobster/Mudeford Quay to the West and Steamer Point Nature Reserve/Highcliffe Castle to the East
- Vendor suited, viewing highly recommended

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 £48 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

