



18 East Cliff Way

*Friars Cliff, Christchurch, BH23 4EY*

SPENCERS  
COASTAL









*This charming three-bedroom detached cottage, complete with an adjoining self-contained two-bedroom annexe, is ideally situated in a desirable location just moments from the seafront*

## The Property

Entering via the side front door, you're welcomed into a central hallway with stairs rising to the first floor and doors leading to the main ground floor rooms.

To the left, you step into a spacious front sitting room featuring an impressive fireplace and dual-aspect windows, offering natural light and views over the front and side gardens.

Returning to the hallway, a second reception room or formal dining room awaits. This space flows seamlessly into the expansive open-plan kitchen/dining/living area that spans the rear of the property through double door.

The kitchen is well-equipped with a range of wall-mounted and base units, wraparound worktops, and a central island. Integrated appliances include a hob, oven, dishwasher, and under-counter fridge/freezer, with further space for an American-style fridge. A vaulted ceiling with Velux skylight adds height and brightness, while patio doors open onto the rear garden, making this a perfect space for entertaining. There is also a superb feature fire place, and is a real feature of this living space.

Also on the ground floor, off the hallway, is a convenient cloakroom with WC and wash basin.

**£1,125,000**



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5



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*The property offers flexible living arrangements, generous internal space, and ample off-street parking*

### The Property Continued ...

Upstairs, the landing leads to three bedrooms. At the rear of the property is the generous principal bedroom, complete with a Juliet balcony overlooking the garden and access to a private ensuite bathroom, comprising a bathtub, WC, and wash basin.

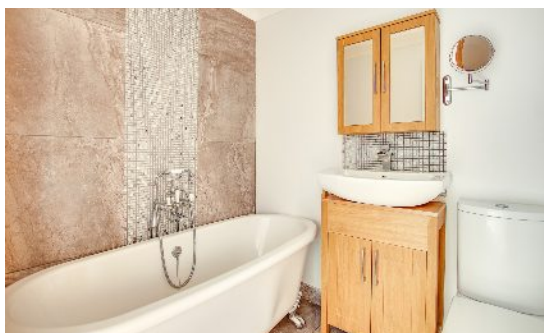
At the front, the second bedroom is a large double with a front-facing window.

The third bedroom is a small double or large single, benefiting from a Velux window for added natural light.

A modern family bathroom completes the first floor, featuring a walk-in shower, WC, wash basin, and a glazed side window.

### Property Video

Point your camera at the QR code below to view our professionally produced video.











## The Annexe

The adjoining annexe has its own private entrance, making it ideal for multi-generational living, holiday lets, or long-term rental.

Stepping inside, you enter a bright, open-plan kitchen/living/dining room, with a fitted kitchen including a range of wall and base units, integrated fridge/freezer, hob, oven, and sink positioned beneath a front window. The open-plan space continues to the rear with ample room for living and dining furniture, all features around a superb fire place, and patio doors opening onto a private garden.

A useful under-stairs cupboard provides storage, and a stylish downstairs bathroom includes a roll-top bath, WC, and wash basin, with an obscured window to the front.

Stairs rise to the first floor landing, which gives access to two well-proportioned double bedrooms.

The rear bedroom features a Juliet balcony overlooking the garden, while the front bedroom enjoys views to the front aspect.

A modern shower room completes the annexe accommodation, with a walk-in shower, WC, and wash basin.

Currently, the main house and annexe are set up as two separate units with no connecting door, but they sit side-by-side and could very easily be reconfigured into a single five-bedroom family home if desired.



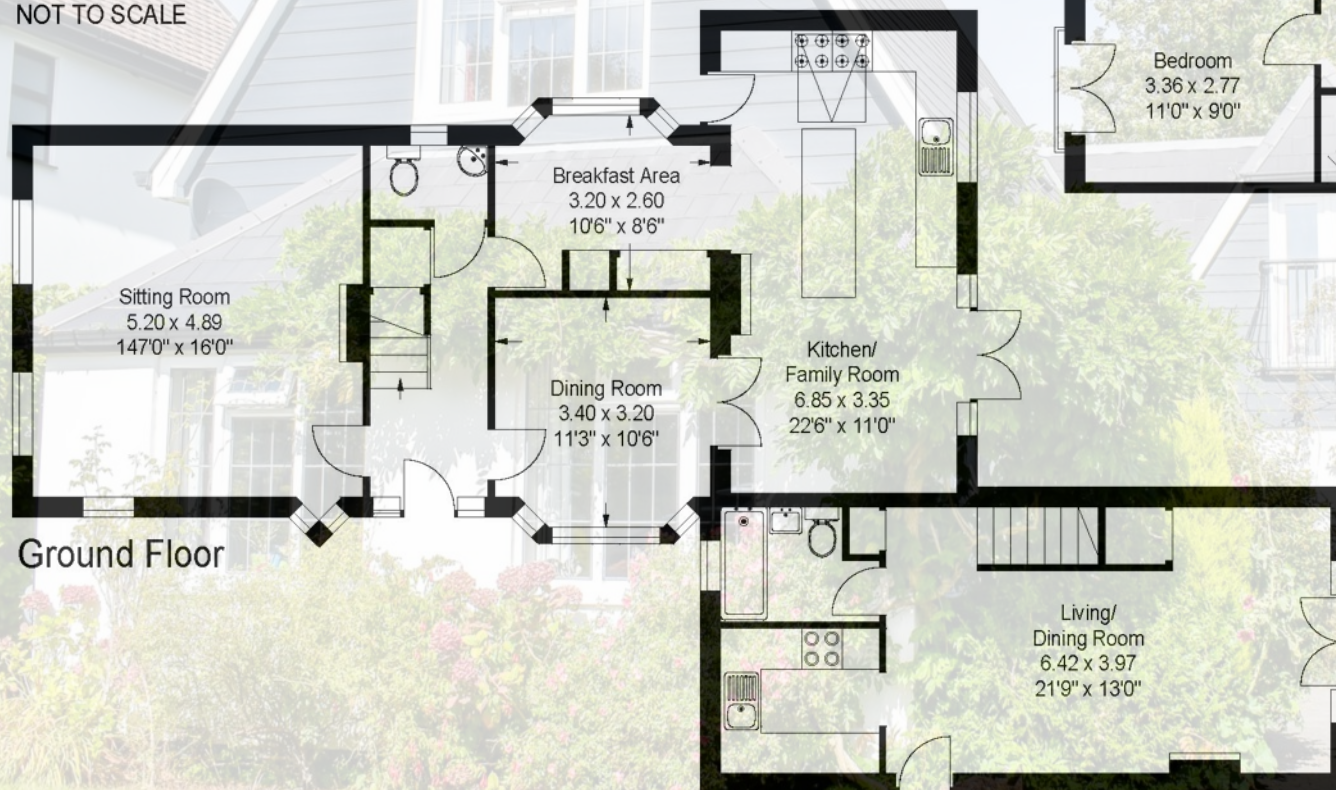
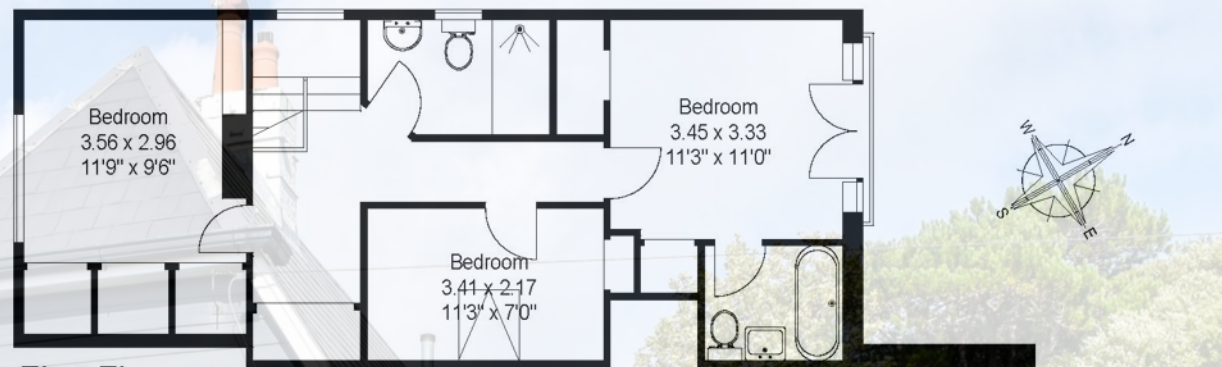


Approximate  
Gross Internal Floor Area  
Total: 204sq.m. or 2196sq.ft.

Plans produced and Copyright HOMEPLAN  
[www.homeplanuk.co.uk](http://www.homeplanuk.co.uk)

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE

### First Floor



### Ground Floor





## Outside

The property benefits from a large block-paved driveway, offering off-road parking for multiple vehicles.

Side access leads to the main east-facing rear garden, which can be accessed from the open-plan kitchen/living area and features a spacious patio ideal for outdoor dining, with mature borders and a pathway to a rear gate that connects to a public right of way.

The annexe enjoys its own secure and private east-facing rear garden, accessed directly from its living space, providing a peaceful and secluded area for relaxation.

## Services

Energy Performance Rating: D Current: 59 Potential: 77  
Council Tax Band: F  
Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)

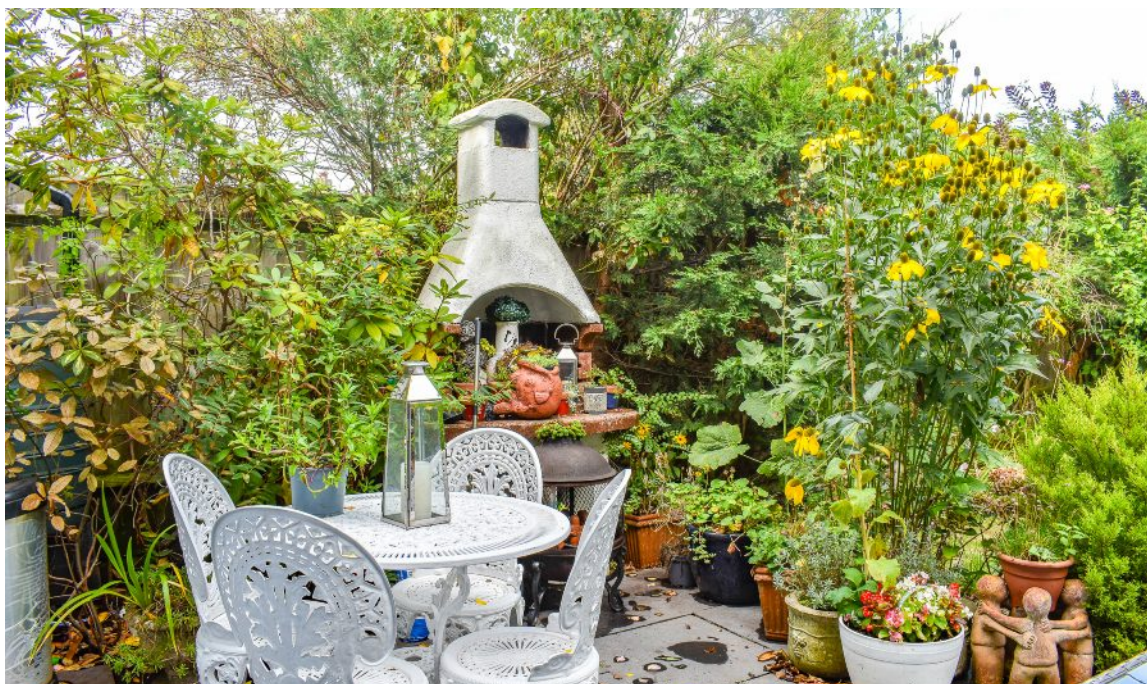
Mobile Coverage: No known issues, please contact your provider for further clarity











## The Local Area

Christchurch is an historic market town located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west.

This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th century castle ruins.

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

The town attracts retirees, families and the active. Christchurch Harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

## Points Of Interest

Avon Beach	0.5 miles
Streamer Point Nature Reserve	0.7 miles
The Beach Hut Café	0.5 miles
Noisy Lobster Restaurant	0.8 miles
Christchurch Harbour Hotel & Spa	1.4 miles
Mudford Quay	1.5 miles
Highcliffe Secondary School	1.5 miles
Mudford Junior School	1.4 miles
Hinton Admiral Train Station	1.9 miles
Bournemouth Airport	6.9 miles
Bournemouth Centre	8.7 miles
London	2 hours 30 mins by train





For more information or to arrange a viewing please contact us:

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