



31 Southcliffe Road

Friars Cliff, Christchurch, BH23 4EW



SPENCERS





31 SOUTHCLIFFE ROAD

FRIARS CLIFF • CHRISTCHURCH

A charming detached residence, ideally positioned just a short walk from the award-winning Avon Beach. Dating from the 1930s, the property retains a wealth of period character and has been thoughtfully modernised and extended by the current owners to a high standard throughout.

Set within mature, private south-west facing gardens, the home further benefits from an integral single garage.

Ground Floor

Kitchen/Breakfast Room • Dining Room • Lounge • Cloakroom
• Home Office • Garden Room

First Floor

Principal Bedroom with En-Suite Shower Room • Three Further Double Bedrooms • Family Bathroom

Grounds & Gardens

Private South-West Facing Garden • Integral Single Garage
• Gravelled Driveway • Ample Off-Road Parking

£1,500,000



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The Property

An entrance porch with casement doors opens into a spacious and welcoming reception hallway, providing access to all ground floor accommodation and featuring a useful downstairs WC.

To the front of the property is a well-proportioned reception room, currently utilised as a home office, featuring an attractive bay window fitted with plantation shutters. This room also provides internal access to the integral single garage.

The heart of the home is the impressive semi open-plan, L-shaped living accommodation. The lounge area enjoys a front aspect and features a log burner creating a warm focal point, flanked by bespoke fitted storage. This flows seamlessly into the generous dining and day area, offering ample space for furniture. Vaulted ceilings enhance the sense of space and light, while French doors open directly onto the rear gardens.

The kitchen also enjoys French doors to the garden and is fitted with a comprehensive range of handleless floor, drawer and wall units, complemented by quality stonework surfaces. A central island provides additional storage and a practical breakfast bar. Integrated appliances include twin steam ovens, an induction hob with gas wok burner and a wine cooler.

Leading from the kitchen is a good-sized garden room, enjoying the south-westerly aspect and incorporating a utility area with space and plumbing for white goods.



The Property Continued...

The first floor offers four well-proportioned double bedrooms, three of which benefit from built-in storage. These are served by a contemporary family bathroom comprising a separate bath, a large walk-in shower with rainfall attachment, and a fitted his-and-hers vanity unit, all finished with modern wall and floor tiling.

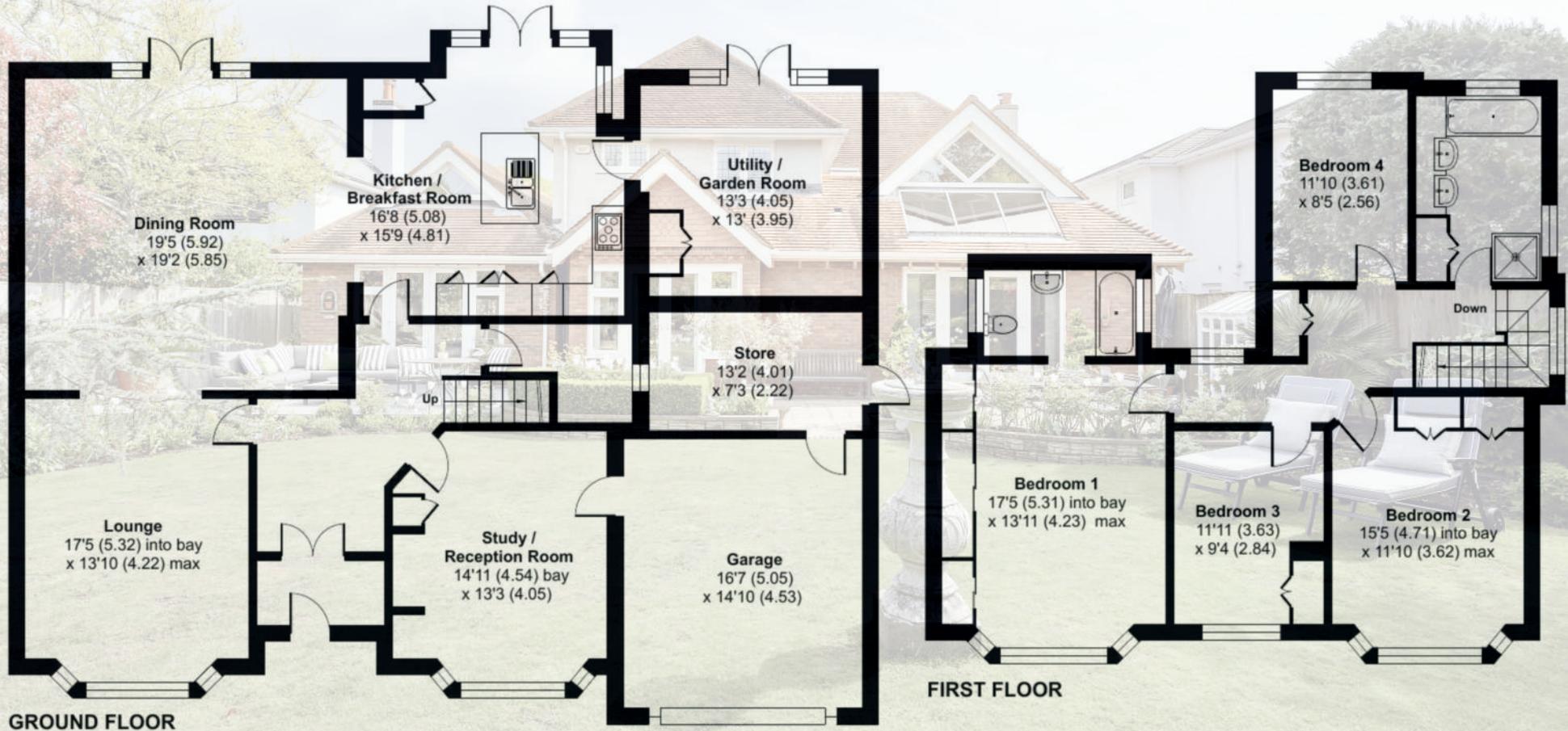
The principal bedroom is a particular highlight, offering excellent proportions, extensive mirrored built-in wardrobes and a bay window to the front aspect. This room is served by a stylish three-piece en-suite shower room, featuring a large walk-in shower with honeycomb tiled flooring and feature tiled walls.





Approximate Area = 2456 sq ft / 228.1 sq m
Garage = 348 sq ft / 32.3 sq m
Total = 2804 sq ft / 260.4 sq m

For identification only - Not to scale









Grounds & Gardens

Externally, the property is approached via a gravelled driveway providing ample off-road parking and access to the integral single garage, with side access leading through to the rear garden.

The rear garden is a standout feature, enjoying a sunny south-west facing aspect with mature trees and established planting, all enclosed by boarded fencing to provide a high degree of privacy. A combination of patio and composite decking extends across the rear of the property, linking directly to the French doors and creating an excellent indoor-outdoor flow.

A rear access gate leads onto a pedestrian pathway, providing direct access down to the beach.

Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 67 Potential: 75

Services: All mains services connected

Heating: Gas central heating

Property Construction: Standard Construction

Flood Risk: Very low

Broadband: Satellite broadband

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with 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.

Property ranges from character family homes and modern chalets to quayside developments. Communications are good: train services from Christchurch's mainline station take around two hours into London while the A35 provides access to road networks.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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

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