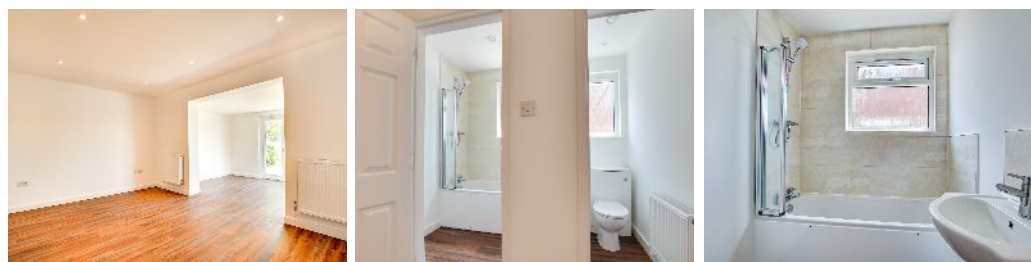




152 Mudeford Lane,

Mudeford, Christchurch, BH23 3HS

SPENCERS
COASTAL



Located only a short distance from Mudeford Quay, is this superb two-bedroom detached bungalow which has been recently refurbished and modernised throughout.

The property

You will be greeted by a comfortable entrance hall that leads through the property.

Both double bedrooms benefit from large bay windows inviting light into these newly refurbished rooms.

Contemporary open plan kitchen with dining area benefiting from brand new integrated appliances with ample storage.

The appliances include electric hob with extractor fan over, single oven, integrated dishwasher and fridge freezer.

The kitchen - living area lead to a beautifully bright dining room with French doors opening directly onto the garden which creates a light and airy space.

This lovely bungalow is serviced by a new bathroom including a bath with shower above and folding shower screen and a separate WC.

£565,000





The property is approached by a driveway allowing ample parking for several vehicles.

Outside

The beautifully landscaped, low maintenance rear gardens are a particular feature of this home, creating the ideal space for entertaining. The Garden is thoughtfully designed with a terrace area adjacent to the kitchen, which steps down to the lawn creating a natural flow between indoor and outdoor living spaces.

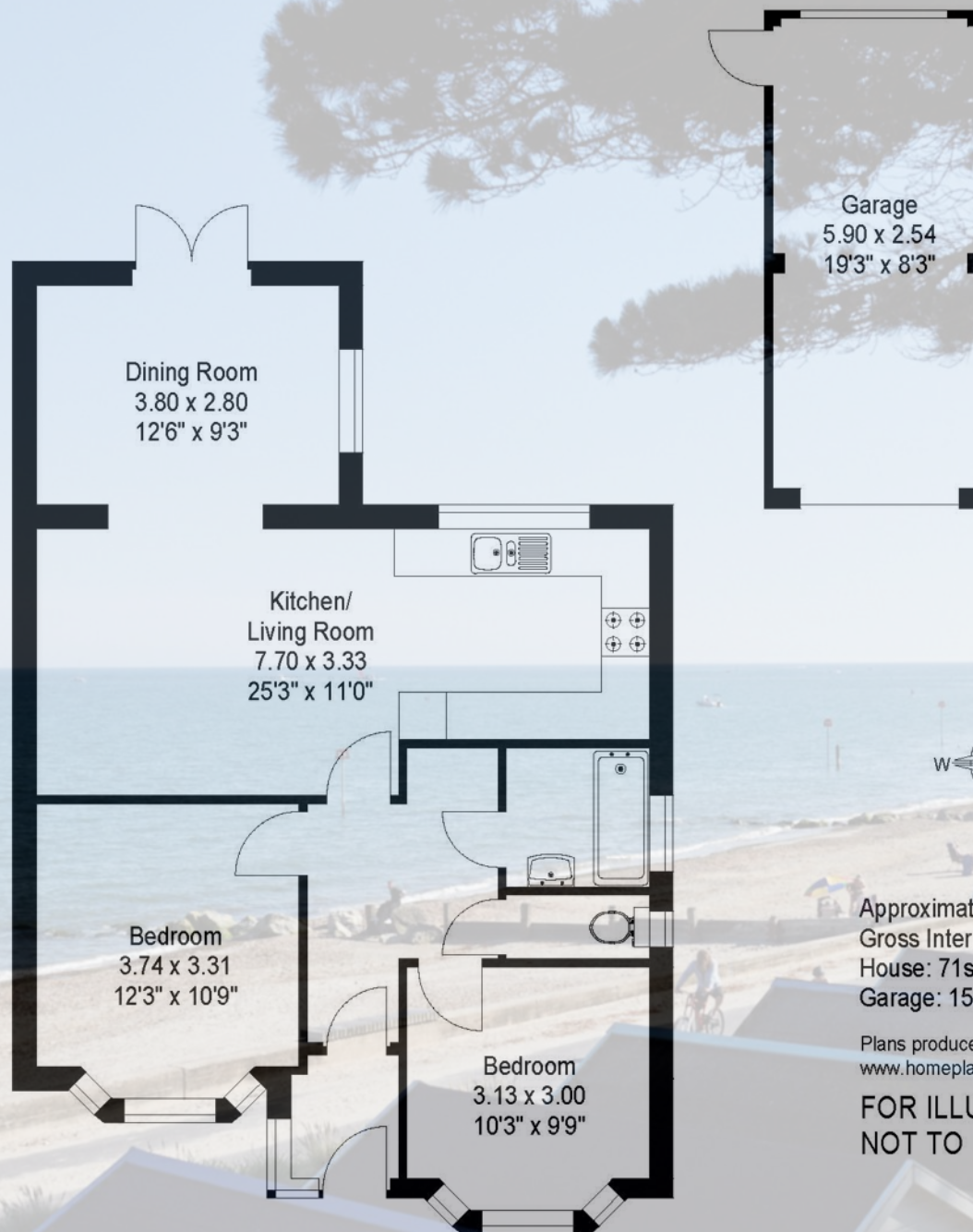
Property Video

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





FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 71sq.m. or 764sq.ft.
Garage: 15sq.m. or 162sq.ft.

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**FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE**



Benefitting from a single garage and a very generous well-landscaped garden to the rear.

The Situation

Mudeford enjoys a spectacular location with Christchurch Harbour on one side and Christchurch Bay on the other. Mudeford was originally a fishing village; today picturesque Mudeford Quay, at the mouth of Christchurch Harbour, continues this legacy.

The Quay is a focal point for the area and is popular with families going crabbing as well as water sports enthusiasts. There are stunning views to Mudeford Sandbank and across Christchurch Bay to the Isle of Wight, while a promenade heads east to sandy Gundimore and Avon Beaches.

A ferry service from the Quay takes pedestrians across the harbour mouth to Mudeford Sandbank. This sandy peninsula is a glorious destination with its continental vibe and colony of colourful beach huts - the most expensive ones in the UK!

Mudeford has also developed impressive foodie credentials with the likes of smart waterside restaurants The Jetty and Upper Deck at Christchurch Harbour Hotel, while there is an annual seafood festival on Mudeford Quay.

For families school provision is good with Mudeford Junior judged 'outstanding' by Ofsted, while property choice includes old fishermen's cottages, high-specification contemporary builds, marina developments and waterfront apartments. Comprehensive facilities are available at Christchurch, two miles west.





Situated moments from Muddeford Quay

Services

Energy Performance Rating: D Current: 66 Potential: 86

All mains services connected

Points Of Interest

Avon Beach	1.4 miles
Streamer point Nature Reserve	2.4 miles
The Beach Hut Café	1.3 miles
Noisy Lobster restaurant	0.9 miles
The Jetty Restaurant	0.4 miles
Christchurch Harbour Hotel & Spa	0.4 miles
Muddeford Quay	0.9 miles
Sainsburys Superstore	1.6 miles
Muddeford Junior School	0.3 miles
Highcliffe Secondary School	2.3 miles
Hinton Admiral train station	3.2 miles
Bournemouth Airport	5.6 miles
Bournemouth Centre	9.8 miles
London	2 hours by train

Important Information

Spencers Coastal 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:

T: 01425 205 000 E: christchurchbay@spencerscoastal.com

www.spencerscoastal.com