



Flat 1 Dudsbury Court

4 Rushford Warren, Mudeford, BH23 3NX

S P E N C E R S





A beautifully presented stylish two-bedroom ground floor apartment, perfectly situated just minutes from the coastline, offering modern open-plan living and a private, sunny south-facing terrace

The Property

Tucked away, is a well-maintained tarmac path leads to a secure communal entrance, complete with intercom access. Once inside, the apartment is located conveniently on the left-hand side.

Upon entry, you're welcomed into a spacious hallway with doors leading to both bedrooms, the bathroom, and storage areas.

The hallway opens into a stunning open-plan living, kitchen, and dining area, featuring elegant herringbone-style hardwood flooring throughout. This light-filled, contemporary space is designed for both comfort and functionality.

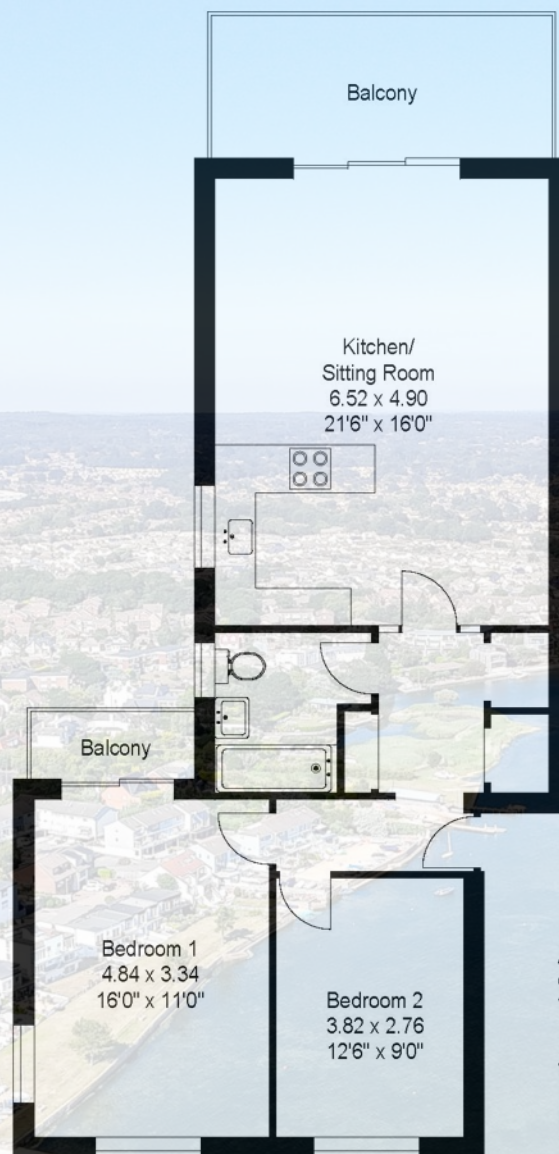
The kitchen includes a stylish range of wall-mounted and floor-standing units, an integrated dishwasher, eye-level oven, inset hob, and a stainless steel sink positioned under a side-facing window. A breakfast bar offers casual dining space, and there's room for a fridge-freezer.

The open layout continues with a designated dining area—complete with built-in corner seating—and a spacious lounge area.

£400,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 76sq.m. or 818sq.ft.

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NOT TO SCALE**

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.



The Property Continued...

Large sliding patio doors open directly onto the south-facing terrace, offering sunshine throughout the day and scenic views across Rushford Warren, with sea glimpses between nearby buildings.

The principal bedroom is a generous double and features contemporary real-wood cladding, built-in storage, and access to its own private south-facing balcony—ideal for a peaceful morning coffee while enjoying the coastal outlook. A north-facing window adds additional natural light and ventilation.

Bedroom two is another good-sized room with a window overlooking the front of the property—ideal as a guest room, home office, or second bedroom.

The modern bathroom is fitted with a shower over the bath, washbasin, WC, and an obscure-glass window for privacy.

Off the hallway, you'll also find a useful utility cupboard, as well as an additional storage cupboard. This attractive apartment combines modern living with an enviable coastal location—perfect as a main residence, second home, or investment property.

Outside

Dudsbury Court is surrounded by well maintained communal grounds, and the apartment comes with two south facing balconies.





Additional Information

Energy Performance Rating: C Current: 69 Potential: 76

Council Tax Band: D

Tenure: Share of Freehold

Lease Length: 772 years

Maintenance Charge: £1,100 per annum

All mains services connected

Parking: Designated car park space under the building, which has been modified with lockable wooden doors

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

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





The Situation

Just a short stroll away, you'll find the award-winning Christchurch Harbour Hotel and The Jetty restaurant. A promenade walk eastward from Mudeford quay leads to The Noisy Lobster restaurant, the golden sandy beaches of Avon, Steamer Point Nature Reserve, and the picturesque grounds of Highcliffe Castle.

Also within walking distance are the tranquil Stanpit Nature Reserve and Christchurch Town Centre, located about two miles away. Here, you can explore the historic 11th-century Priory, various shops, bars, and restaurants.

For commuters, Christchurch railway station offers convenient mainline access to London, while Bournemouth Airport is approximately six miles away.

Nature enthusiasts will appreciate the nearby New Forest National Park, which boasts scenic walks and diverse wildlife.

Points of Interest

Christchurch Harbour Hotel & Spa/The Jetty	0.3 miles
Mudeford Junior School	0.6 miles
Avon Beach	0.7 miles
Mudeford Quay	0.8 miles
Noisy Lobster Restaurant	0.9 miles
The Beach Hut Café	1.9 miles
Steamer Point Nature Reserve	2.5 miles
Highcliffe Secondary School	2.8 miles
Hinton Admiral Train Station	3.3 miles
Bournemouth Airport	5.6 miles
London	2 hours by train



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