



8 Iridium

95 Mudeford, Christchurch, BH23 3NJ

SPENCERS
COASTAL





8 Iridium is a superb contemporary water facing property, offering luxuriously appointed and spacious accommodation over four floors

The Property

On the top floor is the dual aspect living room with views over the Mudeford Harbour towards Hengistbury Head and across to the Needles. There are bi-fold opening doors onto a super top deck large balcony where you can make the most of the south facing views.

On the second floor is a luxury open plan kitchen/dining area which includes a Poggenpohl fitted kitchen with integrated Gaggenau appliances. Also towards the rear on this floor is a double bedroom, which has the ensuite and fitted wardrobes. And a separate w/c and utility cupboard.

The second floors enjoys a further two bedrooms, both with ensuite, one of them being to master due to its' impressive size and very generous ensuite too.

On the ground floor is the double tandem garage with internal access, and further day room which could also be used as a downstairs bedroom, utility and shower room. The property also benefits from a southerly facing private terrace on the ground floor which spans the back of the property and is access from the day room.

The property also has a lift, which goes all the way up through the property, from the ground floor to top, stopping at any of the four floors you wish, along with a contemporary stay staircase which runs through the property.

£1,325,000



2



4



4





The house has been cleverly designed to take full advantage of the spectacular waterside location and benefits from spectacular views of the Mudeford harbour and sea beyond

The Development

The property is only yards from the edge of the beautiful Christchurch Harbour and has arguably some of the best views out of all the houses in the development. With direct access to the water, a haven for sailing and all water sports. Some of the area's most beautiful beaches are nearby.

Iridium is situated in the grounds of the Christchurch Harbour Hotel, and benefits include the use of the newly completed spa and fitness centre with its indoor pool, room service to the house from the hotel.

The historic town of Christchurch has a wide range of shops, restaurants, banks and other local amenities. More extensive facilities can be found further afield in Bournemouth.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.



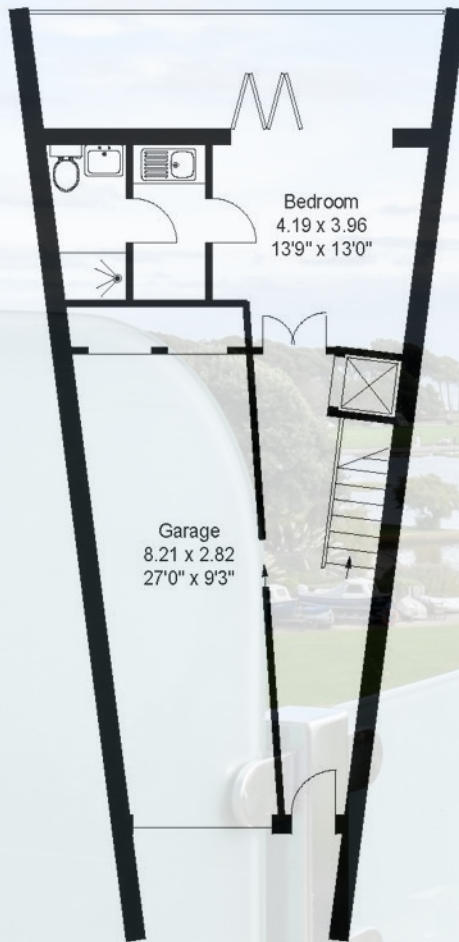




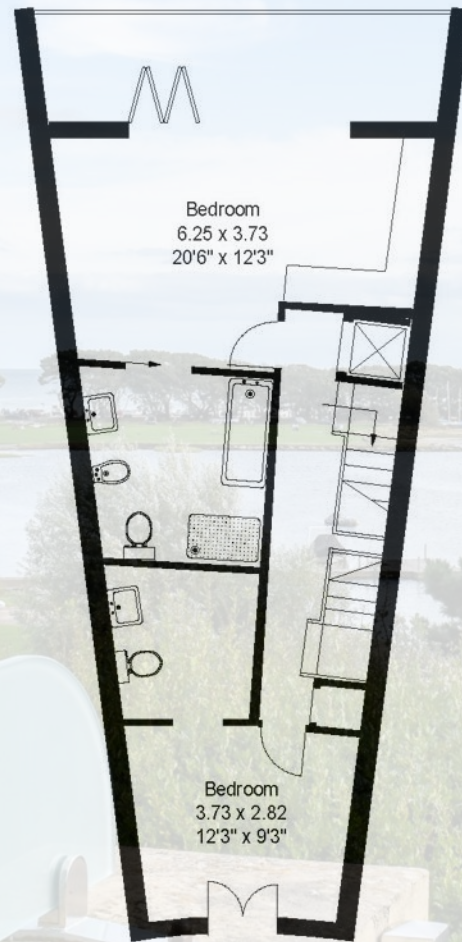
Approximate
Gross Internal Floor Area
Total: 193sq.m. or 2078sq.ft.
(Including Garage)

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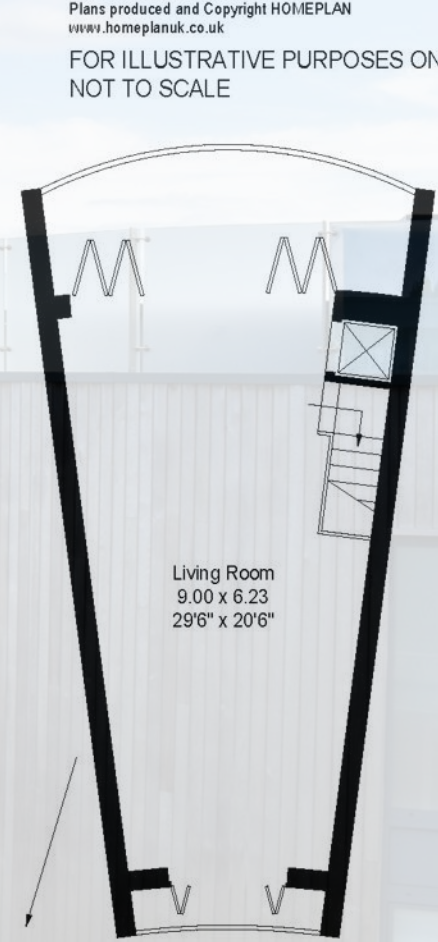
Ground Floor



First Floor



Second Floor



Third Floor



Services

Energy Performance Rating: Current: Potential:

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast download speeds of 1000 Mbps are available (Ofcom)

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

Property Video

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



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 or 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 Local Area

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible.

The picturesque Mudeford Quay is a short walk away. Also nearby is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

Points Of Interest

The Jetty Restaurant	0.0 miles
Christchurch Harbour Hotel & Spa	0.0 miles
Avon Beach	0.1 miles
Steamer Point Nature Reserve	1.9 miles
The Beach Hut Café	0.5 miles
Noisy Lobster Restaurant	0.5 miles
Mudeford Quay	0.5 miles
Mudeford Junior School	0.7 miles
Highcliffe Secondary School	2.1 miles
Hinton Admiral Train Station	1.5 miles
Bournemouth Airport	4.0 miles
London	2 hour by train



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

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