



8 Avonsands,

Mudford, Christchurch, BH23 4AX

SPENCERS
COASTAL



A contemporary three-storey town house situated within a secure development, located only a stone's throw from Mudeford Quay and Avon Beach.

The Property

Entrance hallway with quality engineered flooring, provides access to all ground floor accommodation, understairs storage and WC

Kitchen/dining room with a good range of wall, floor and drawer units with laminate worksurfaces and tiled splashback

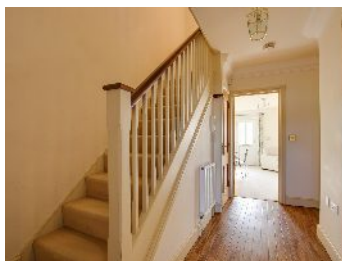
Integral appliances include four-ring gas hob with stainless steel extractor over, double oven and ample space for additional white goods

Light and airy living room with a feature bay window overlooking the front gardens

Stairs rise from the entrance hallway to the first-floor landing providing access to three bedrooms and family bathroom

Two of which are generous doubles with French doors opening onto private balconies, bedroom two further benefitting fitted wardrobes and three-piece ensuite shower room

Well-appointed family three-piece bathroom suite comprising a corner shower cubicle, WC, handwash basin, heated towel rail, finished with partly tiled walls



£775,000







*This wonderful home comprises a kitchen/dining room,
four bedrooms, three bathrooms (two en-suite), two
reception rooms,*

The Property

Well-appointed family three-piece bathroom suite comprising a corner shower cubicle, WC, handwash basin, heated towel rail, finished with partly tiled walls

Top floor primay bedroom suite benefitting from double wardrobes and four-piece ensuite, including white panelled bath and corner shower cubicle

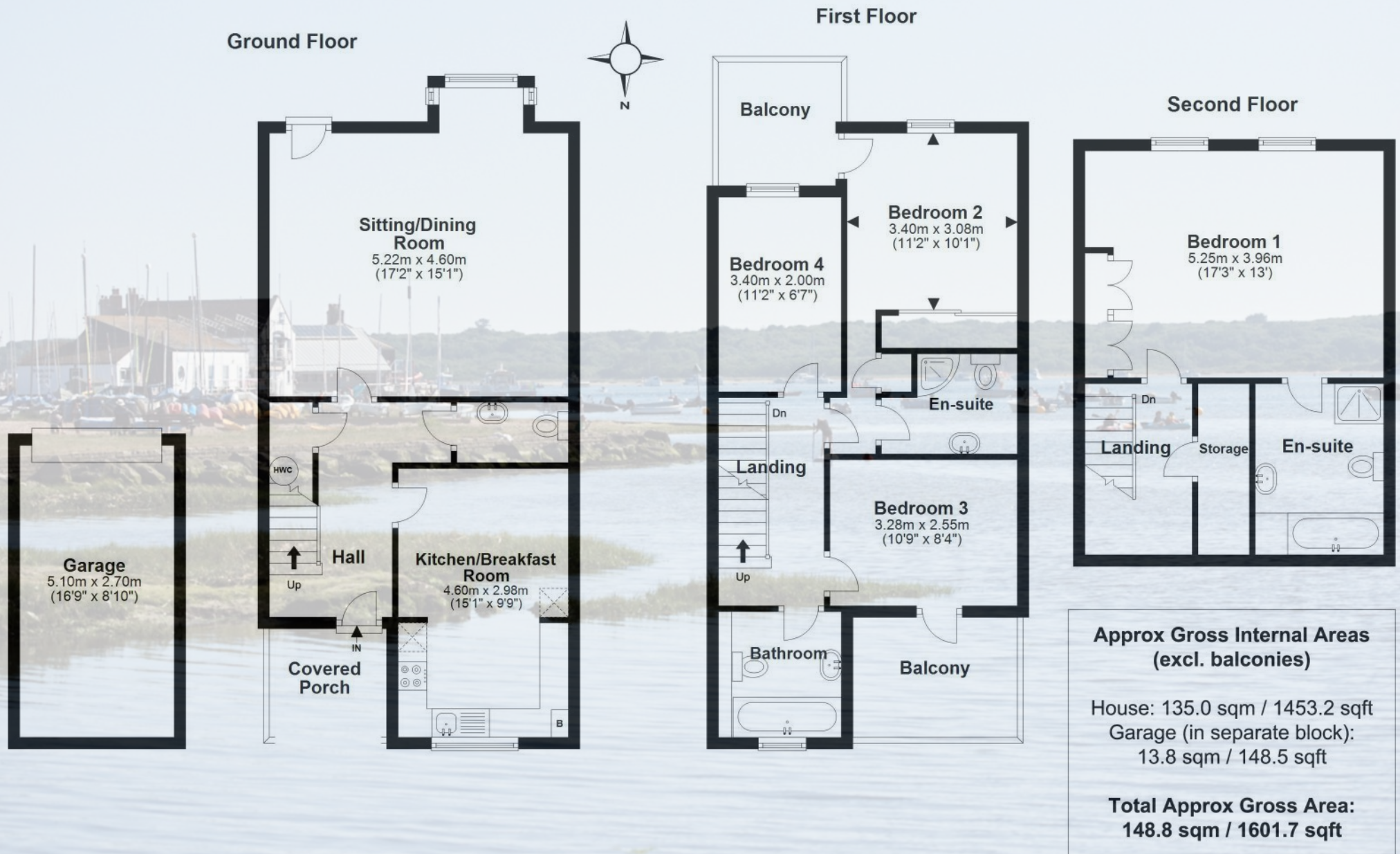
Intercom phone entry system

Property Video

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



FLOOR PLAN





Further benefiting from a single garage and off-road parking.

Outside

The private development is approached via electronically operated gates leading to the off-road parking and single garage in a block. South facing low-maintenance gardens which are mainly laid to lawn with a patio area adjacent to the rear of the property.

The Situation

Mudford enjoys a spectacular location with Christchurch Harbour on one side and Christchurch Bay on the other. Mudford was originally a fishing village; today picturesque Mudford 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 Mudford 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 Mudford 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!

Mudford 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 Mudford Quay.

For families school provision is good with Mudford 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 0.2 miles from Mudeford Quay

Services

Energy Performance Rating: C Current: 75 Potential: 85

All mains services connected

Points Of Interest

Mudeford Quay	0.2 Miles
Avon Beach	0.3 Miles
Streamer point Nature Reserve	1.2 Miles
The Beach Hut Café	0.7 Miles
Noisy Lobster restaurant	0.3 Miles
The Jetty Restaurant	0.2 Miles
Christchurch Harbour Hotel & Spa	0.2 Miles
Sainsburys Superstore	1.5 Miles
Mudeford Junior School	1.9 Miles
Highcliffe Secondary School	2.0 Miles
Hinton Admiral train station	1.2 Miles
Bournemouth Airport	7.3 Miles
Bournemouth Centre	8.4 Miles
London	2 hour by train

Important Information

Spencers of The New Forest 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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