



5 Seaway Avenue

Friars Cliff, Christchurch, BH23 4EU

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COASTAL





A wonderful opportunity awaits to acquire a detached character residence in the highly sought-after Friars Cliff location. Nestled along a desirable tree lined avenue, this property features a private plot with a southerly aspect, all within 0.3 miles of Avon Beach

The Property

Entering through the storm porch, you're welcomed into the hallway, providing access to all ground floor spaces and under stairs storage.

To the right of the hallway is a bright and airy double aspect living room featuring a bay window overlooking the front gardens and a captivating fireplace as its focal point. Adjacent is a separate dining room with ample space for furnishings.

Opposite, a separate dining room also overlooking the front aspect and offers ample space for furniture.

To the rear of the property is the 'L' shaped kitchen breakfast room with a doors leading into the rear courtyard and conservatory.

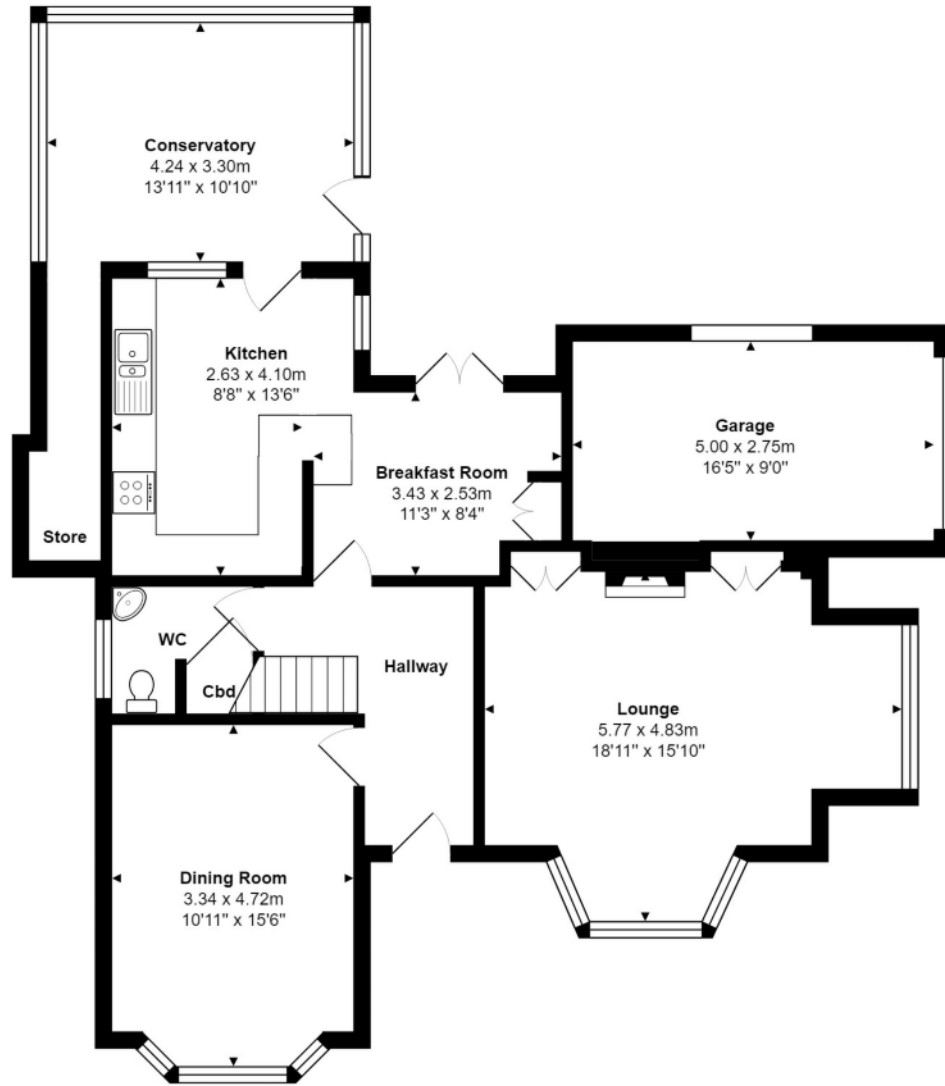
Toward the rear of the property is the 'L' shaped kitchen breakfast room, boasting a door leading to the rear courtyard and conservatory. The kitchen is equipped with a range of wooden wall, floor, and drawer units complemented by laminate work tops and a tiled splashback. A peninsula unit adds additional storage and neatly divides the space. The conservatory, an extension of the kitchen, offers views of the private rear courtyard.



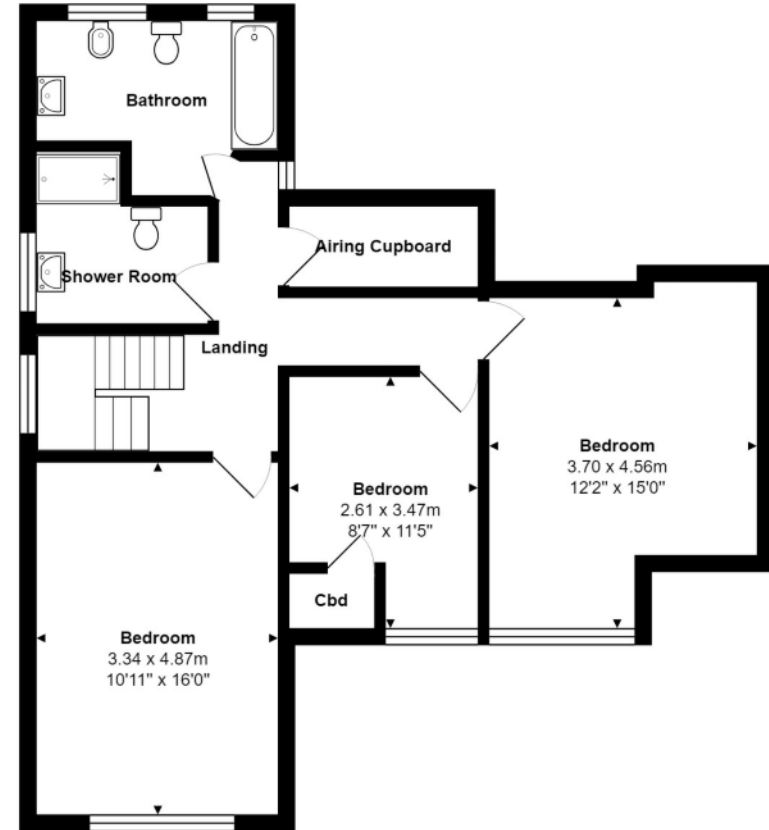
£995,000



FLOOR PLAN



Ground Floor



First Floor



Total Area: 175.1 m² ... 1884 ft²

All measurements are approximate and for display purposes only



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Offering 1880 sqft of accommodation, it presents the potential for extension and remodeling subject to necessary consents

The Property Continued...

Ascending the stairs to the first floor landing, you'll find a large storage cupboard and access to three generous double bedrooms, all overlooking the front aspect and providing ample space for furniture and storage. Serviced by two separate three-piece bathrooms, one featuring a spacious walk-in shower cubicle and the other a panelled bath with mixer taps.

Property Video

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





Grounds & Gardens

Outside, the property sits on a prominent corner plot along the beautiful treelined avenue, accessible via a block paved driveway leading to the integral garage and providing ample off-road parking. The front gardens are landscaped for low maintenance, enjoying a southerly aspect and bordered by large laurel hedging, ensuring privacy. An access gate leads to the rear courtyard, connecting seamlessly with the conservatory.

Services

Energy Efficiency Rating: Current: 73 Potential: 83
Council Tax Band: G
Tenure: Freehold

All mains services are connected to the property

Points Of Interest

| | |
|----------------------------------|------------------|
| Avon Beach | 0.3 miles |
| Streamer Point Nature Reserve | 0.5 miles |
| The Beach Hut Café | 0.5 miles |
| Noisy Lobster Restaurant | 0.8 miles |
| The Jetty Restaurant | 1.2 miles |
| Christchurch Harbour Hotel & Spa | 1.2 miles |
| Mudford Quay | 1.2 miles |
| Sainsburys Superstore | 1.0 miles |
| Mudford Junior School | 1.4 miles |
| Highcliffe Secondary School | 1.2 miles |
| Hinton Admiral Train Station | 2.3 miles |
| Bournemouth Airport | 6.6 miles |
| Bournemouth Centre | 8.1 miles |
| London | 2 hours by train |



The Situation

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.

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.



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

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