



37 Bure Park

Mudford, Christchurch, BH23 4EF

SPENCERS
COASTAL



This beautifully renovated two-bedroom ground-floor apartment is situated in a highly desirable development, just a short stroll from the popular Avon Beach and nearby amenities

The Property

The property is accessed through a private entrance hallway, featuring luxury vinyl tile flooring that extends throughout, providing access to all rooms and the airing cupboard.

To the left of the property is a generously sized living room with a large front-facing window, providing ample natural light and plenty of space for furniture.

The apartment includes two generously sized double bedrooms, each equipped with fitted storage cupboards. They share a stylish three-piece bathroom featuring a spacious walk-in shower cubicle, a WC, and a handwash basin with integrated storage. The bathroom is enhanced by a backlit mirror and a heated towel rail, all complemented by elegant fully tiled floors and walls.

At the rear, you'll find a stunning kitchen featuring an extensive range of wall, floor, and drawer units with chic compact laminate work surfaces and upstands. It comes equipped with integrated appliances, including a four-ring halogen hob with an extractor fan, a single oven, a fridge-freezer, and a washing machine.

£300,000







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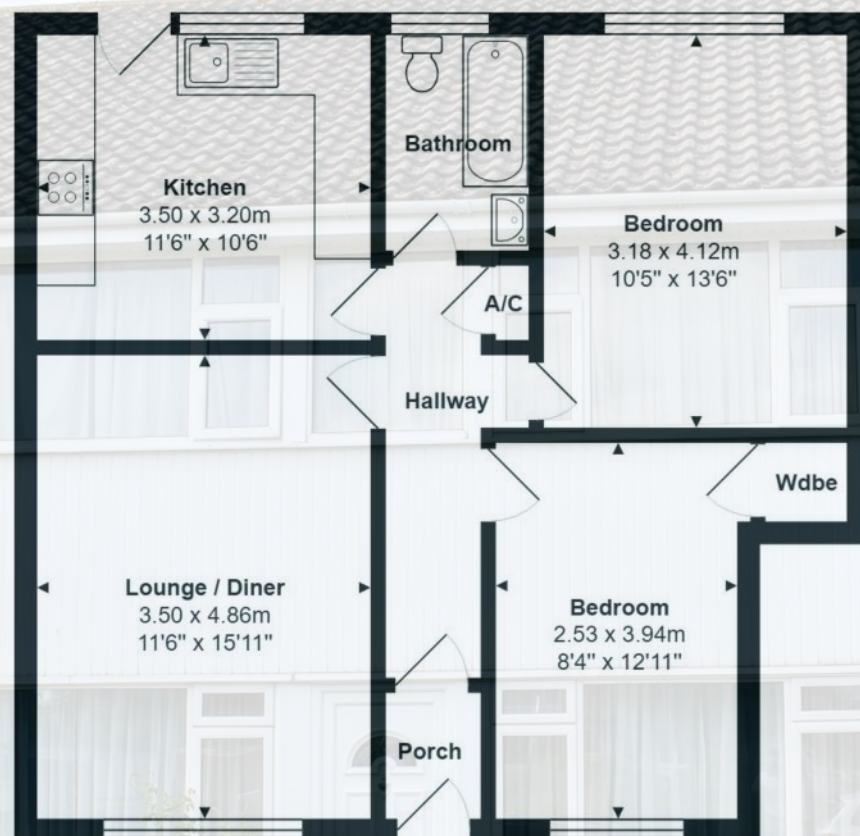
The property features well-maintained communal gardens, a garage, and comes with a share of the freehold

Property Video

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



FLOOR PLAN



Total Area: 66.3 m² ... 714 ft²

All measurements are approximate and for display purposes only



Grounds & Gardens

Bure Park is nestled within immaculate, well-maintained communal grounds, with a gate providing direct access to the nearby Avon Beach.

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!

Additional Information

Energy Performance Rating: D Current: 57 Potential: 78
Council Tax Band: C

Tenure: Share of Freehold
Lease Length: 200 years from 2019

Management Fees: £1,100 per annum

All mains services connected

Broadband: Download speeds of 17 Mbps available at the property (Ofcom)
Mobile Phone Coverage: No known issues, please contact your provider for further clarity





Points Of Interest

Avon Beach	0.6 miles
Mudford Quay	1.1 miles
Steamer Point Nature Reserve	1.4 miles
The Beach Hut Cafe	0.6 miles
Noisy Lobster	0.7 miles
The Jetty	1.0 miles
Christchurch Harbour Hotel & Spa	1.0 miles
Mudford Quay	1.1 miles
Sainsburys	1.2 miles
Mudford Junior School	1.1 miles
Highcliffe Secondary School	1.7 miles
Hinton Admiral Train Station	2.2 miles
Bournemouth Airport	6.5 miles
Bournemouth Town Centre	6.8 miles
London	100 miles

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.



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

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