



52 Mudeford

Christchurch, BH23 3NL

SPENCERS
COASTAL





Stylish and unique upside-down house set in the heart of Mudeford with harbour glimpses, and easy to reach amenities, restaurants and pubs

The Property

Guide Price £800,000 - £825,000 - Upon entering through the front door, you are welcomed into a hallway that leads to the main ground floor accommodation.

The master bedroom is generously sized and beautifully decorated benefitting from sliding doors leading directly to the sunny rear gardens. The en-suite bathroom is also of good size, complete with a walk-in shower, WC, and hand wash basin with storage.

Bedroom 2 is a generous double, with a window overlooking the rear garden. Bedroom 3 is a double bedroom which benefits from French doors leading out to the garden. Bedroom 4, another double room, benefits from a window overlooking the rear aspect as well as an en suite shower room.

The family bathroom is equipped with a three-piece suite, including a bath with shower, vanity sink with storage, and a WC. The bathroom is finished with a heated towel rail and fully tiled walls for a clean, modern look.

To the end of the corridor, you will find a useful utility room, which leads on to the home gym, a versatile room which could easily be adapted to create a one-bedroom annexe on the ground floor, with its own access.

£800,000







This stunning home features four double bedrooms on the ground floor, a walled garden, two feature sunny balconies, and ample off road secure parking

The Property Continued...

The first floor opens to a stunning open-plan kitchen and living room with a convenient cloakroom to the right.

The kitchen is equipped with ample eye and base-level matching units, fitted modern work surfaces, and a range of integrated appliances including a Neff double oven, fridge/freezer and dishwasher. Double doors lead from the kitchen to a generously sized breakfast balcony.

The L-shaped living room provides space for a study, featuring a large south-facing balcony accessed via glazed sliding doors that enjoy delightful glimpses of the harbour—a perfect spot to unwind and enjoy breathtaking sunsets.

Property Video

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

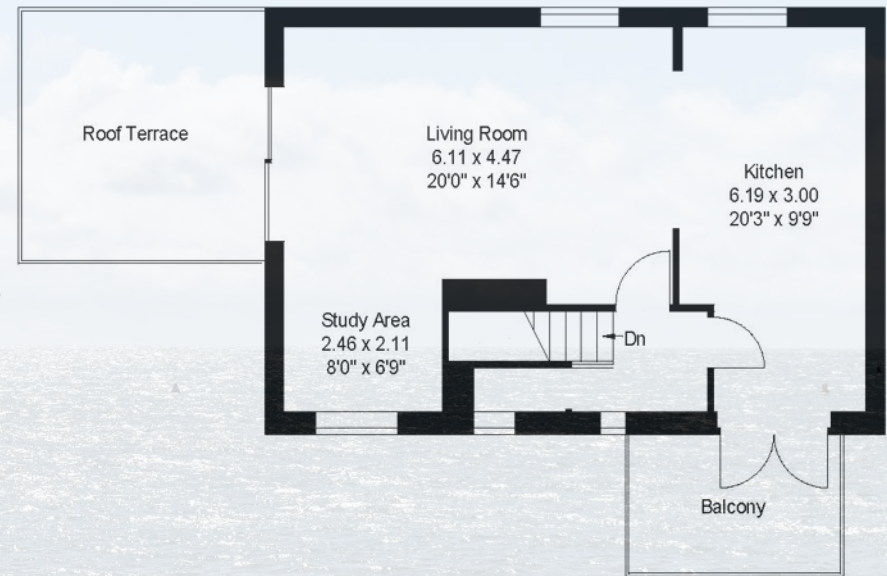
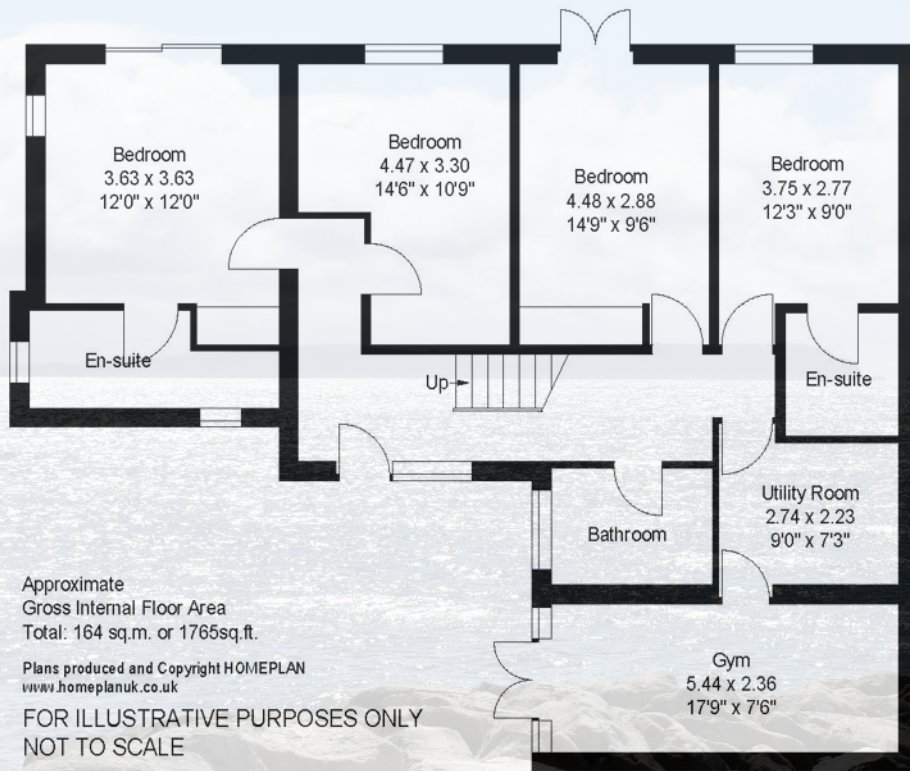


Important Information

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.







Approximate
 Gross Internal Floor Area
 Total: 164 sq.m. or 1765sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
 NOT TO SCALE



Located just a stone's throw from Muddeford Quay, it offers a unique blend of modern living and coastal charm

Outside

Externally, a brick wall surrounds the property with a pedestrian gate accessed via key code, and an electric garage door leading to the driveway with ample parking for multiple vehicles. The south-westerly-facing rear garden is mainly laid to lawn and features a good sized patio seating area. There is also a garden shed which provides useful external storage space.

Additional Information

Energy Performance Rating: D Current: 63 Potential: 77
Council Tax Band: E
Tenure: Freehold

All mains services are connected to the property

Broadband: FFTP - Fibre directly to the property
Mobile Coverage: No known issues, please contact your provider for further clarity





The Local Area

Just a short stroll away, you'll find the award-winning Christchurch Harbour Hotel and The Jetty restaurant. A promenade walk eastward from the 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

Avon Beach	1.2 miles
Steamer Point Nature Reserve	2.4 miles
The Beach Hut Café	1.5 miles
Noisy Lobster Restaurant	0.8 miles
The Jetty Restaurant	0.3 miles
Christchurch Harbour Hotel & Spa	0.2 miles
Mudford Quay	0.7 miles
Mudford Junior School	0.5 miles
Highcliffe Secondary School	2.7 miles
Hinton Admiral Train Station	3.2 miles
Bournemouth Airport	5.6 miles
London	2 hour by train



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

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