



6 Waterford Mews

87 Bure Lane, Mudeford, Christchurch, BH23 4DN

SPENCERS
COASTAL





No Forward Chain - An exceptional four-bedroom townhouse in a prestigious gated development, offering contemporary coastal living just a short walk from the award-winning Friars Cliff and Avon Beaches

The Property

Upon entry, a welcoming hallway leads to a formal sitting room, featuring two elegant sash windows and plush carpeting.

The heart of the home is the impressive open-plan kitchen/living area, which enjoys bi-fold doors opening onto the private rear garden, creating a seamless indoor-outdoor flow.

The kitchen is superbly appointed with Quartz work surfaces and integrated appliances, including a dishwasher, fridge/freezer, double oven, and induction hob. Underfloor heating ensures comfort throughout the ground floor, while a cloakroom and additional storage complete this level.

The first floor includes two generous double bedrooms, each benefiting from en-suite facilities and bespoke fitted storage.

The second floor mirrors this layout, offering two further double bedrooms, both with en-suite bathrooms and fitted storage solutions.

OIEO £675,000



2



4



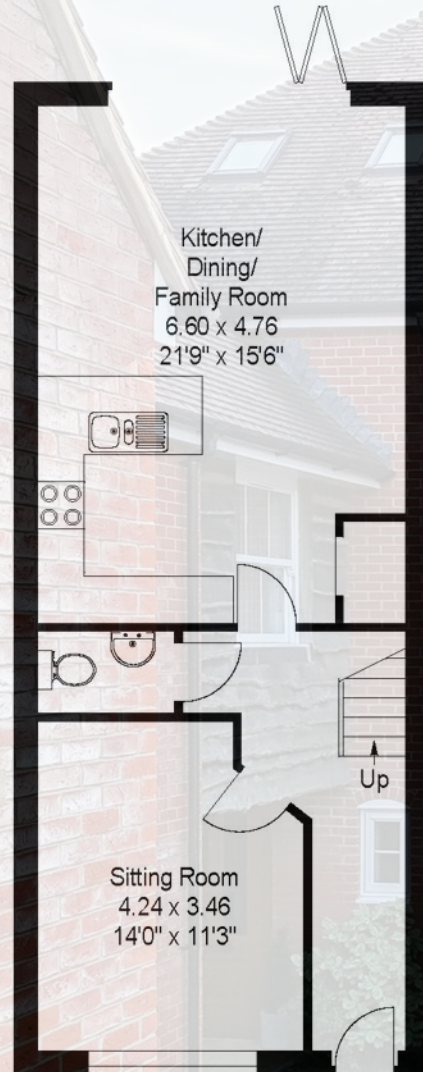
4



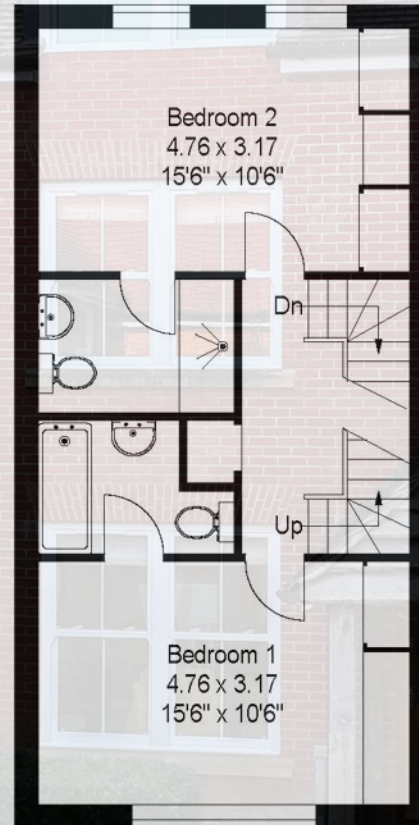
Approximate
Gross Internal Floor Area
Total: 151sq.m. or 1625sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Ground Floor



First Floor



Second Floor

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.



“

Spanning over 1,600sqft across three well-proportioned floors, the property has been thoughtfully designed to provide spacious and versatile accommodation throughout

Property Video

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







Completed in 2015, Waterford Mews is a private collection of just seven residences, discreetly set back from the main thoroughfare and accessed via secure electric gates

Outside

Externally, the property offers allocated parking to the front, while the private rear garden is easily accessible via the property itself or a private gated entrance from the rear of the development. Designed for low maintenance, the garden is laid with AstroTurf and features a patio area, storage shed, and a bespoke garden studio, ideal for a home office or creative space.

Additional Information

Energy Performance Rating: TBC

Council Tax Band: F

Tenure: Freehold

Maintenance Charge: £950 per annum, which covers maintenance to the communal car park, gardens, gates and external lighting

All mains services are connected to the property

Parking: 2x Allocated Space

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property

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





The Local Area

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

Points Of Interest

| | |
|----------------------------------|-----------|
| Avon Beach | 0.3 miles |
| Muddeford Quay | 1.0 miles |
| Steamer Point Nature Reserve | 1.0 miles |
| The Beach Hut Cafe | 0.6 miles |
| Noisy Lobster | 0.6 miles |
| The Jetty | 0.9 miles |
| Christchurch Harbour Hotel & Spa | 0.9 miles |
| Muddeford Quay | 1.0 miles |
| Sainsburys | 1.2 miles |
| Muddeford Junior School | 1.0 miles |
| Highcliffe School | 1.7 miles |
| Twynham School | 3.1 miles |
| Hinton Admiral Train Station | 2.1 miles |
| Bournemouth Airport | 6.5 miles |
| Bournemouth Town Centre | 8.4 miles |
| London | 101 miles |



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

E: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk