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18 EAST CLIFF WAY, FRIARS CLIFF, CHRISTCHURCH BH23 4EY PRICE: £1,250,000

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# Welcome to this charming detached home very well situated in exclusive Friars Cliff close to the beach and Steamer Point nature reserve. With five bedrooms, this property boasts a beautiful garden, juliet style balcony, annex and ample off road parking. Don't miss out on this perfect family home!

18 East Cliff Way, Friars Cliff, BH23 4EY

Price: £1,250,000

Tenure: Freehold

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## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with the sandy Friars Cliff Beach and Avon Beach close by, and picturesque Mudford Quay just a short stroll away.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

Feast your eyes on this modern detached house very well situated close to the beach and Steamer Point nature reserve. With five good sized bedrooms, this property is perfect for families who need a little extra breathing room.

Step outside and prepare to be amazed by the delightful garden, where you can soak up the sun or host the ultimate summer BBQ.

But wait, there's more! This property also boasts an annex, providing you with the flexibility to accommodate guests, generate an income or combine the space with the main residence to make a larger family home.

This delightful property has a real homely feel to it with wood panelled doors, laminate wood flooring and cozy fireplaces.

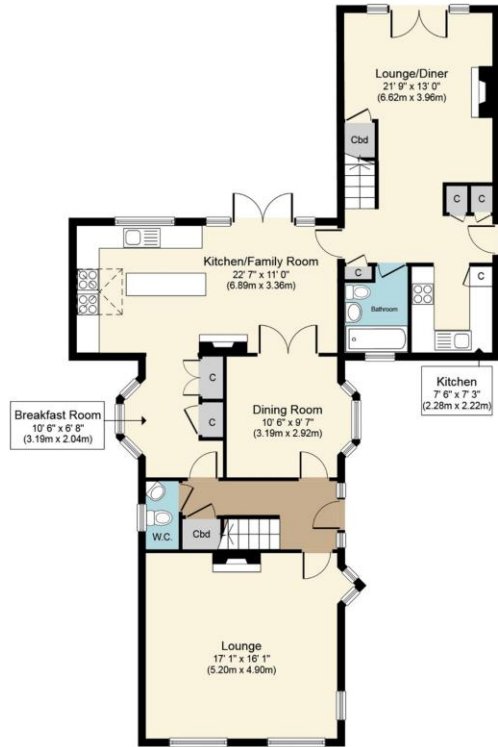
So, what are you waiting for? Don't let this opportunity slip through your fingers! Give us a call and let's make your property dreams come true!

BCP Council – Tax Band “F”

## Summary:

- Detached house close to the beach
- Five bedrooms
- Three bath/shower rooms
- Open plan kitchen/living room
- Breakfast room
- Separate dining room
- Lounge with feature fireplace
- Annexe accommodation
- Landscaped gardens
- Ample off road parking





**Ground Floor**  
Approximate Floor Area  
**1,207 sq.ft.**  
(112.1 sq.m.)



**First Floor**  
Approximate Floor Area  
**895 sq.ft.**  
(83.2 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>77</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>59</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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