

MUDEFORD, DORSET

£875,000





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Boasting prime front line Harbour side location, a stylish and spacious mews style town house of approx. 1,500 sq.ft enjoying breathtaking Harbour and sea views. Built in the mid 1980's and designed by award winning architects Cheshire Robbins, the property now offers stylish accommodation over four floors with modern style fixtures and fittings. Ideal for the boating/water sports enthusiast and perfect as a luxury holiday home. Featuring a boat park and slipway with communal gardens leading down to the water's edge. An unrivalled location!

FIRST FLOOR SITTING ROOM WITH STUNNING VIEWS • GROUND FLOOR KITCHEN/DINING ROOM •
THREE DOUBLE BEDROOMS • THREE BATH/SHOWER ROOMS • TWO BALCONIES • PRIVATE PATIO/LAWN •
CAR PORT AND SEPARATE GARAGE • BOAT PARK AND SLIPWAY • COMMUNAL LAWNS



The Property

- Fabulous multi-level waterside accommodation of approximately 1500 sq.ft.
- Large luxurious well fitted ground floor kitchen/dining/family room with fireplace and patio doors leading onto a secluded patio and further beyond to a lawned garden
- First floor sitting room with double glass doors, fireplace and large balcony off enjoying truly magnificent views over Christchurch Harbour
- Second floor master bedroom with private balcony and views towards Mudeford Sandbank and Mudeford Quay
- Two additional double bedrooms
- Three bath/shower rooms
- Tasteful décor with glass internal doors and full height shutters
- Double glazing and gas fired central heating
- Separate garage and car port with plenty of off road parking
- Communal slipway and boat park (maximum length including trailer 16ft)
- An amazing location on the Harbour's edge in Mudeford with stunning views across the Harbour to Hengistbury Head, Mudeford Sandbank, Mudeford Quay and Christchurch Bay beyond
- Ideal for the boating/water sports enthusiast and perfect as a luxury holiday home
- The property is held on the balance of a 999 year lease which we consider to be a 'virtual freehold'
- Ground rent £50 p/a
- Maintenance charge currently £1,000 p/a (of which £450 covers Building Insurance) outside redecoration is scheduled every four years



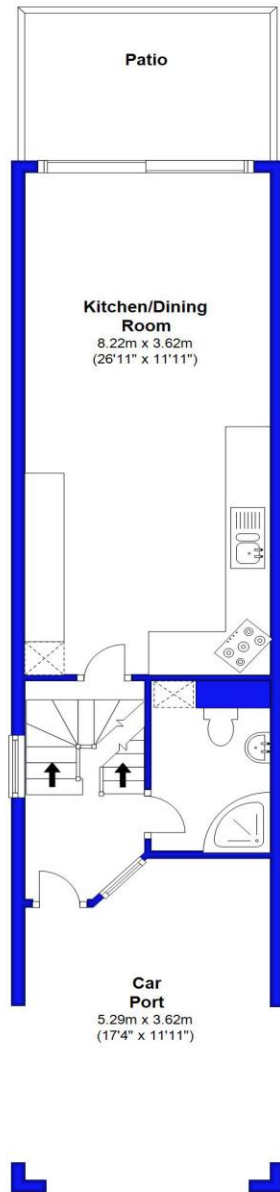


Location

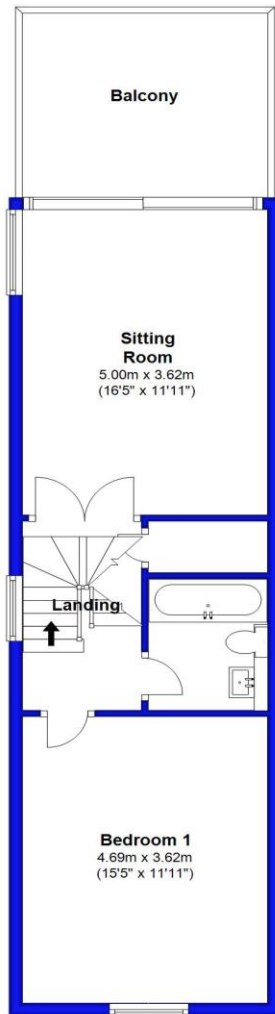
Mudeford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon Beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudeford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for watersports activities. With a friendly, community feel, it is no wonder Mudeford is becoming a popular choice for relocation.



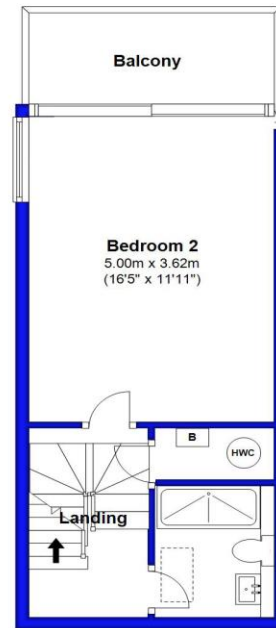
Ground Floor



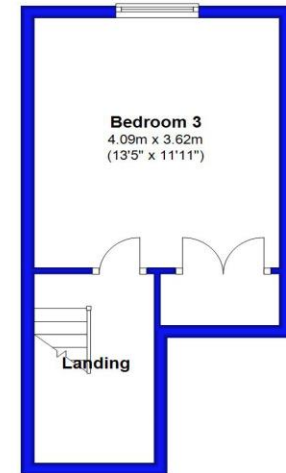
First Floor



Second Floor



Third Floor



Approx Gross Internal Area: 140.3 sqm / 1510.2 sqft

Illustration for identification purposes only; measurements are approximate, not to scale.
Plan produced using PlanUp.





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