

153 BURE LANE
FRIARS CLIFF, BH23 4HB





153 BURE LANE, FRIARS CLIFF

A simply stunning, architecturally designed chalet situated in this brilliant location just a few hundred yards stroll to the award winning beaches at Friars Cliff, presented in outstanding order throughout enjoying a bespoke finish top to bottom and inside and out, with a magnificent, south facing, professionally landscaped garden. The accommodation extends to approximately 2750sqft and is decorated in a crisp, contemporary style, with flexible bedroom accommodation and highly impressive open plan living space. A particularly smart property in this enviable position. Offered for sale with no forward chain.

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM & DRESSING ROOM • THREE FURTHER BEDROOMS • TWO FURTHER BATH/SHOWER ROOMS • OPEN PLAN KITCHEN/LIVING/DINER • SEPARATE UTILITY ROOM • SEPARATE SITTING ROOM/PLAY ROOM • GROUND FLOOR CLOAKROOM • DETACHED GARDEN STUDIO • BEAUTIFUL GARDENS • OFF-ROAD PARKING • STORAGE •



The Property

- Striking detached chalet of approx. 2750sqft
- First class position, just around the corner from the beach at Friars Cliff
- Impressive master bedroom suite with engineered oak floor, dressing room and luxury en-suite shower room
- Three further bedrooms
- Two further beautifully appointed bath/shower rooms
- Automatic electric Velux to the landing
- Amazing open plan living space with underfloor heating, bi-fold doors leading on to the decking and the suntrap, South facing garden
- Stunning fully integrated fitted kitchen and tiling by John Lewis with Neff appliances & American style fridge/freezer
- Feature log burner to the main living accommodation
- Separate sitting room/playroom
- Fitted burglar alarm & CCTV
- Incredible plot and setting enjoying all day sunshine on the various terraced areas
- Artificial grass meaning minimal upkeep
- Maintenance free Millboard decking
- Top quality detached & insulated cedar clad studio at the bottom of the garden
- Side store suitable for bikes/kayaks, etc
- Log store & bin store behind the gates
- Plenty of off road parking on the landscaped blocked paved driveway
- Highcliffe schools catchment area and a short stroll to the beach, local shops, bus routes, pub, beach cafes and Mudeford Quay
- Simply superb inside and out
- Council Tax Band 'E' £2,184.15
- EPC rating 'D'
- No forward chain





Location

Set on the fringes of Highcliffe and Mudeford, Friars Cliff is a sought after residential location providing access to the award winning sandy beaches of Avon Beach and Friars Cliff with its day beach huts and waterside cafes. Situated within close proximity to the main shopping areas of Christchurch and Highcliffe, the local schools and mainline railway station giving access to London in under two hours, this popular location is great for water sports enthusiasts, families and those looking to retire by the sea.

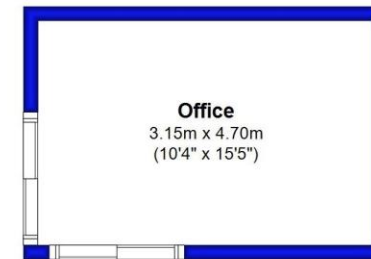




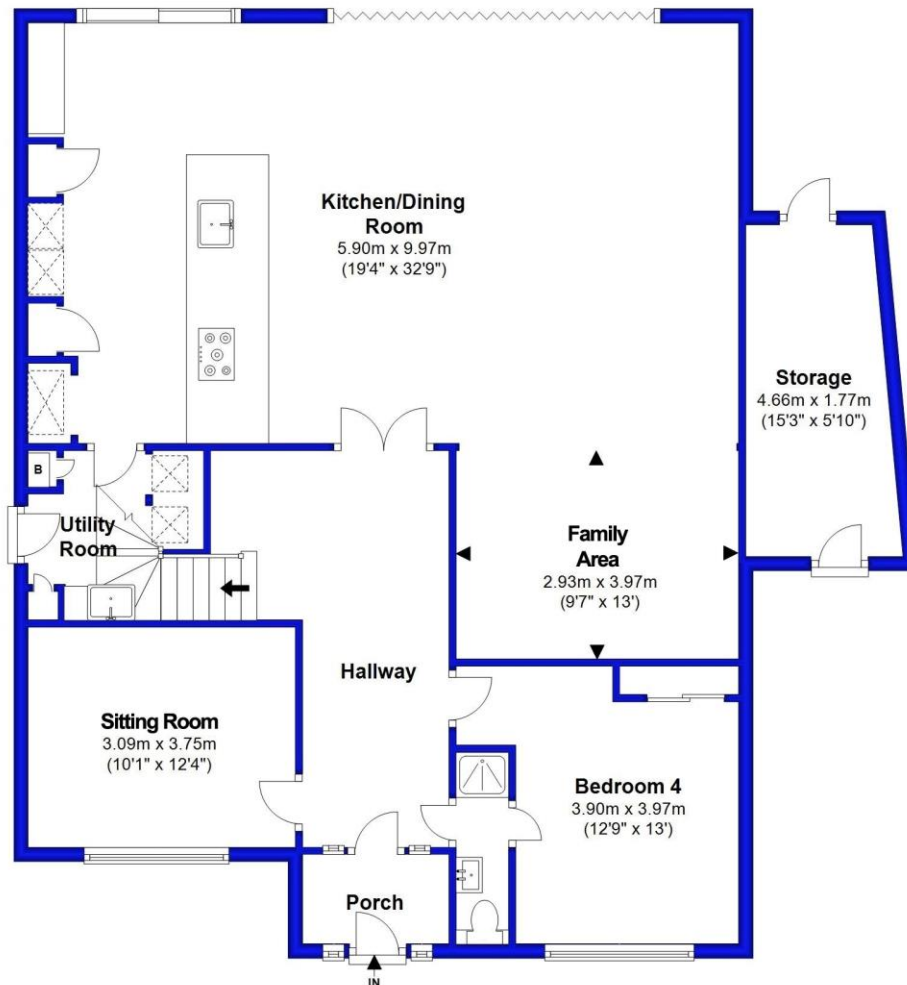
Approx Gross Internal Area: 230.2 sqm / 2477.8 sqft

Office & Storage: 22.6 sqm / 243.3 sqft

Total Approx Gross Area: 252.8 sqm / 2721.1 sqft



Ground Floor



First Floor

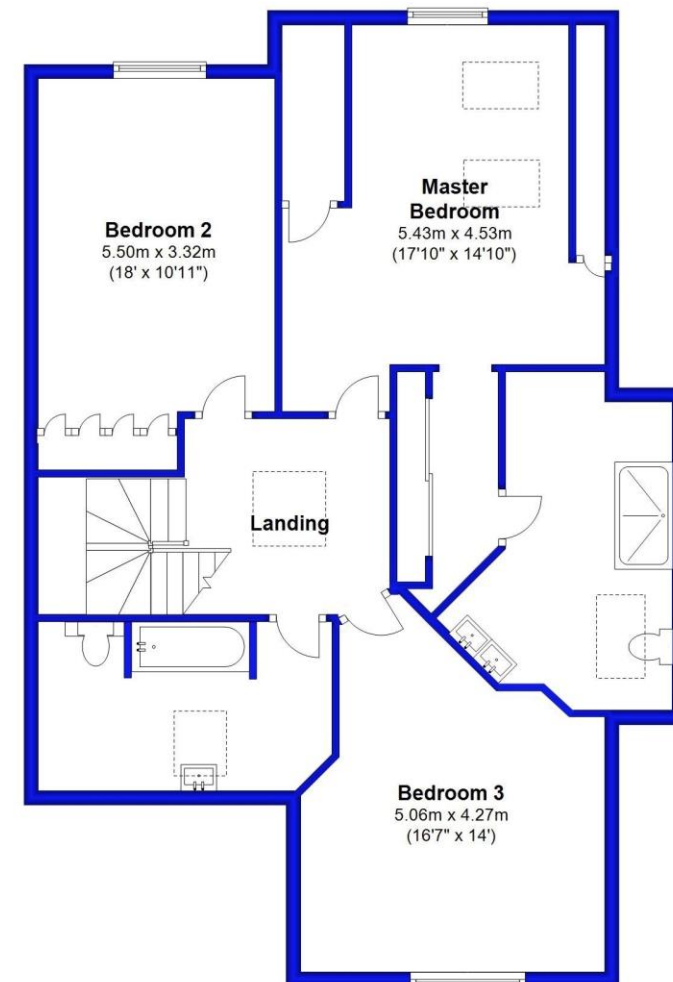


Illustration for identification purposes only; measurements are approximate, not to scale.
Plan produced using PlanUp.





273 Lymington Road, Highcliffe, Christchurch, BH23 5EB highcliffe@mitchells-estateagents.co.uk

01425 272206

mitchells.uk.com