

# FRIARS CLIFF

£850,000









# FRIARS CLIFF

Situated on the highly sought after Steamer Point development within just yards of the beach and in the prestigious Friars Cliff area, a well maintained and spacious four bedroom, two bathroom, two reception detached family house, originally built by Prowtings Homes and sympathetically extended. The property stands on one of the largest plots on this development with a delightful well established rear garden and plenty of off-road parking to the front, in addition to the detached double garage. There is also space to one side for further extension if required (stpp). Properties in this fabulous location close to the beach are seldom available. Early viewing highly recommended.

FOUR BEDROOMS • BATHROOM • SHOWER ROOM • KITCHEN • UTILITY ROOM • SEPARATE WC •  
DINING ROOM • SITTING ROOM • CONSERVATORY • GARAGE • GARDENS •



## The Property

- Four double bedrooms
- Two bath/shower rooms (one en-suite)
- Approx. 21'0 sitting room,
- Approx. 17'0 dining room,
- Modern fitted kitchen
- Upvc conservatory extension
- Separate utility room and ground floor cloakroom
- Gas fired central heating & upvc double glazing
- Good size double garage and plenty of off-road parking
- Well stocked and established rear garden, arguably one of the largest on this development
- Room to one side for further extension if required (stpp)
- Truly fabulous location in this small quiet cul-de-sac on the prestigious Steamer Point development and with the beach being 'just around the corner'
- Council Tax 'G' £2978.38
- Energy Performance Rating 'C'



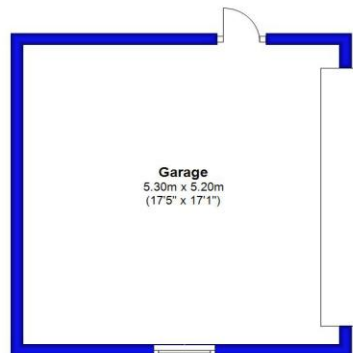
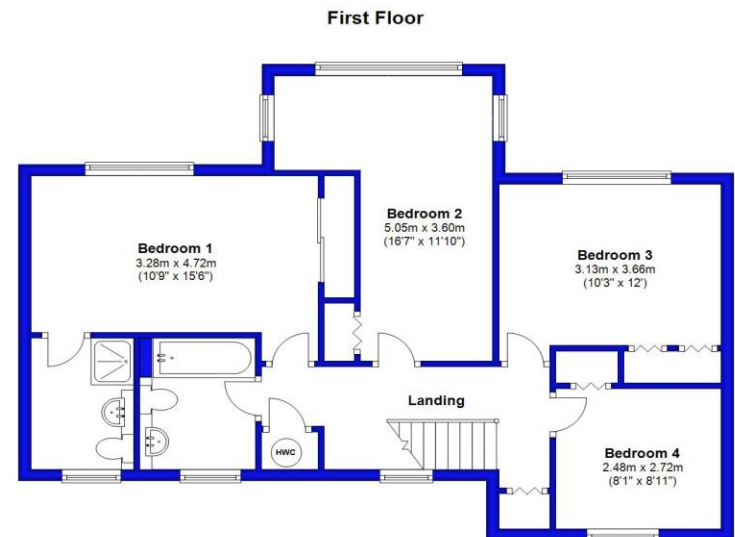
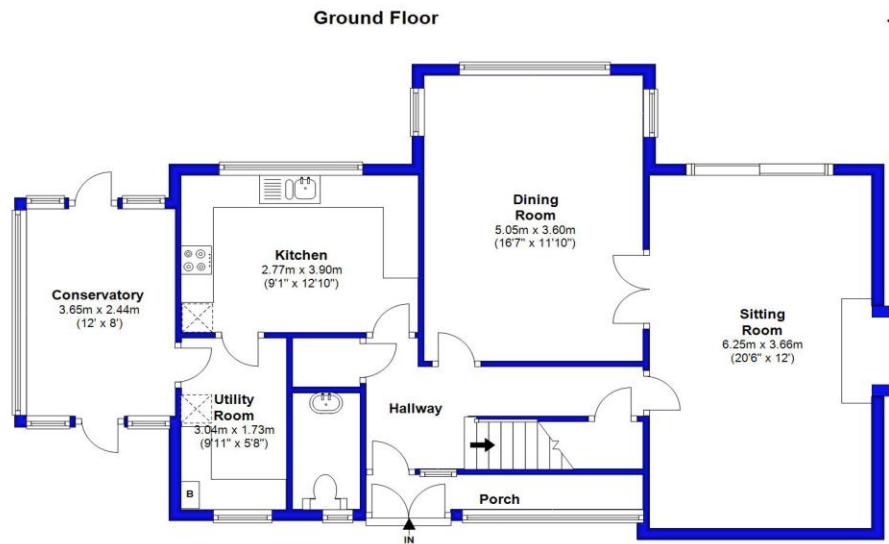




## Location

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: 152.4 sqm / 1640.5 sqft

Garage: 27.6 sqm / 297.0 sqft

**Total Approx Gross Area: 180.0 sqm / 1937.5 sqft**









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