



FOR SALE
DenisonS
CHRISTCHURCH

7 Coastguard Way

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Christchurch, BH23 3NR

£585,000

Just a Stone's Throw from Fisherman's Bank – A Coastal Gem with Direct Water Access. Ideally located just moments from the picturesque Fisherman's Bank and boasting access to the water's edge, this beautifully presented three-bedroom terraced home offers the perfect setting for a permanent residence or an idyllic holiday retreat. Arranged over two floors, the property features a spacious open-plan lounge with stylish bi-fold doors that seamlessly open onto a private, enclosed rear garden—perfect for indoor-outdoor living and entertaining. The modern kitchen is complemented by a separate utility room, while a convenient ground floor WC adds to the home's practicality. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, while the generous front-facing balcony offers delightful views across the tranquil waters of Mudeford Harbour—a perfect spot to relax and unwind. The former garage has been thoughtfully converted, providing a versatile storage area ideal for watercraft, bikes or beach gear, alongside the utility space. Ample off-road parking is available on the private driveway at the front of the property. This is a rare opportunity to secure a low-maintenance, waterside home in one of Mudeford's most sought-after locations—early viewing is highly recommended.



Entrance Hall

Ground Floor WC

Lounge/Kitchen 17' 10" x 16' 8" (5.43m x 5.08m)

Opening to Dining area 15' 7" x 8' 4" (4.75m x 2.54m)

Utility room

First Floor Landing

Bedroom 1 10' 7" x 9' 10" (3.22m x 2.99m)

Balcony

Bedroom 2 11' 7" x 9' 10" (3.53m x 2.99m)

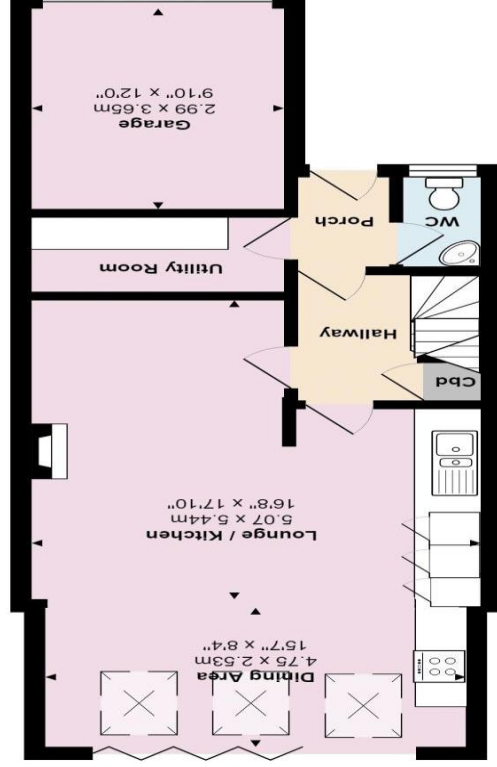
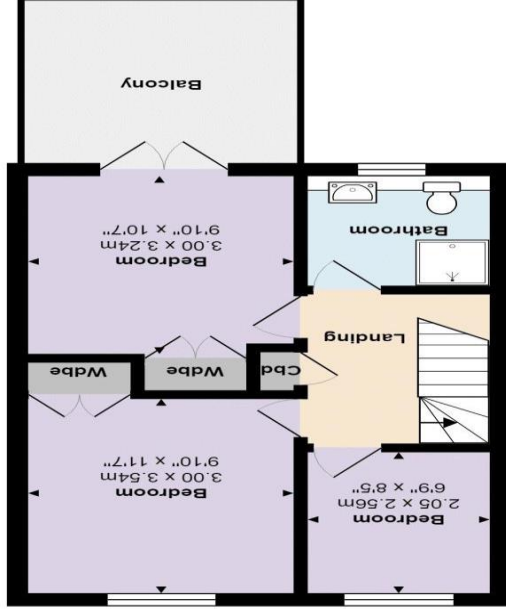
Bedroom 3 8' 5" x 6' 9" (2.56m x 2.06m)

Garage 12' 0" x 9' 10" (3.65m x 2.99m)

Off road parking

Garden





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