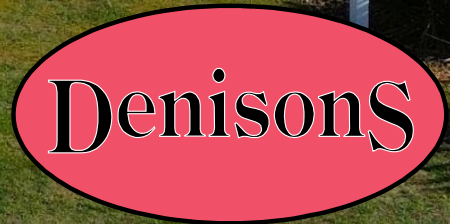




1 Beaufort Close



# 1 Beaufort Close

Christchurch, BH23 4TD

£565,000

Situated in a quiet cul-de-sac and just a short stroll from the coast, this beautifully presented detached coastal residence offers spacious and versatile accommodation, making it an ideal family home or seaside retreat. This property is prime for a coastal lifestyle, combining comfort, convenience, and charm in one highly desirable location. The home features four generously sized bedrooms, a modern family bathroom, and a downstairs W/C. The spacious lounge boasts a feature bay window and an electric fire, while the separate dining room provides direct access to the fully enclosed private rear garden - perfect for relaxing or entertaining. The well-appointed kitchen includes a built-in electric hob and the utility/cloakroom offers existing plumbing, providing potential for an additional shower room. Additional benefits include gas central heating, double-glazed windows throughout, and a garage with electric light and power, plus driveway parking for multiple vehicles. Located within the catchment area for several well-regarded schools and in close proximity to Avon and Mudeford beaches, Mudeford Quay, and a range of local shops and cafés, this property offers the best of coastal living with everyday conveniences close at hand. Approximately a 15-minute walk to Avon Beach and Steamer Point, this home ticks all the boxes for location, lifestyle, and family comfort.



**Entrance Porch**

**Garage 16' 9" x 8' 2" (5.10m x 2.49m)**

**Lounge 16' 8" x 15' 9" (5.08m x 4.80m)**

**WC**

**Dining Room 10' 7" x 9' 0" (3.22m x 2.74m)**

**Kitchen 14' 1" x 7' 9" (4.29m x 2.36m)**

**Landing**

**Bedroom 1 11' 11" x 10' 6" (3.63m x 3.20m)**

**Bedroom 2 11' 0" x 10' 6" (3.35m x 3.20m)**

**Shower Room**

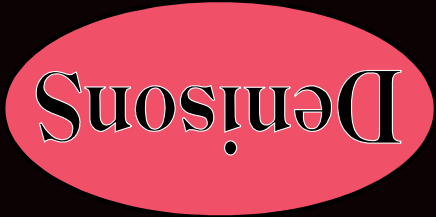
**Bedroom 3 12' 9" x 8' 1" (3.88m x 2.46m)**

**Bedroom 4 7' 2" x 6' 8" (2.18m x 2.03m)**

**Rear Garden**

**Driveway**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

