

DANEHURST

— ESTATE AGENTS —



ISLAND VIEW AVENUE, FRIARS CLIFF, BH23 4DS

Guide Price £1,250,000 - £1,300,000



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"Sea Dreams" is an exceptional 1930s coastal residence located just 100 metres from Avon Beach, combining timeless character with stylish modern living.

Offering five generously proportioned bedrooms, the home is perfectly suited to families seeking space, comfort, and versatility. Three beautifully presented reception rooms provide a variety of areas for relaxing and entertaining, while the open-plan kitchen and dining/family room flow seamlessly into the conservatory, creating a wonderful space for everyday living. A ground-floor bedroom with en-suite bath room and a separate living room further enhance the property's flexibility.

Upstairs, the impressive principal bedroom enjoys views over the spectacular rear garden, along with a large en-suite bathroom, fitted wardrobes, and a private sun terrace. Bedroom two also benefits from an en-suite, with the remaining two bedrooms served by a well-appointed family bathroom.

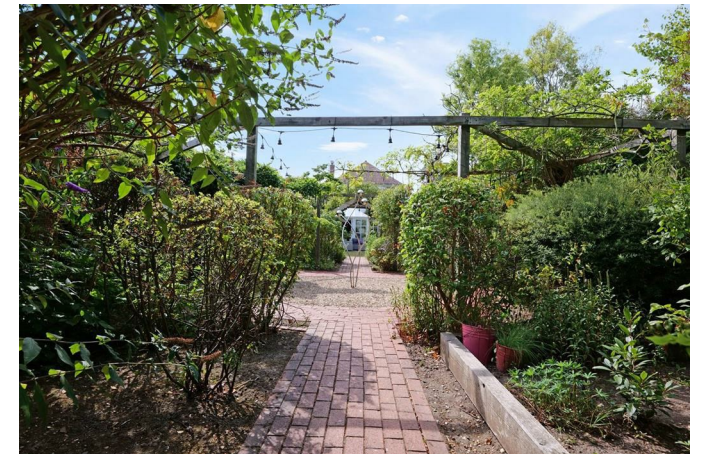
The rear garden is a true showpiece. Stepping out from the country house-style conservatory, you enter a beautifully landscaped haven. The first section features a well-kept lawn and several secluded seating areas. This then leads you through a rose arch to a hard-landscaped area bordered by mature planting including a striking wisteria trained over a pergola which is above a brick laid circular footpath. Beyond this lies the hidden garden, a peaceful retreat to enjoy year-round. Here you will find a timber-built gazebo with a log-burning stove, electrics, and outdoor heating, a garden office with full internet connectivity, a characterful chapel-style garden shed, and even a Tiki bar.

This outstanding coastal home offers not just exceptional accommodation, but a lifestyle to match, all within a stones throw of the beach.



- Approximately 100 Meters from the Sandy Avon Beach
- 5 Bedrooms 3 with EnSuite Facilities
- Beautiful Presentation
- Open Plan Kitchen Dining Family Area
- Conservatory
- Sitting Room
- Stunning Private Rear Garden
- Garden Room
- Lit and Heated All Season Gazebo and Tiki bar
- Council Tax Band G - EPC Rating D





Location

Friars Cliff is a sought-after coastal location renowned for its beautiful sandy beach, stunning sea views, and relaxed seaside atmosphere. Popular with walkers and water sports enthusiasts, the area offers easy access to the picturesque Christchurch Harbour, the historic town centre, and the New Forest National Park. Nearby attractions include Mudeford Quay, Hengistbury Head Nature Reserve, and a selection of charming cafes and beachside eateries, making it an ideal spot all year round.





Ground Floor

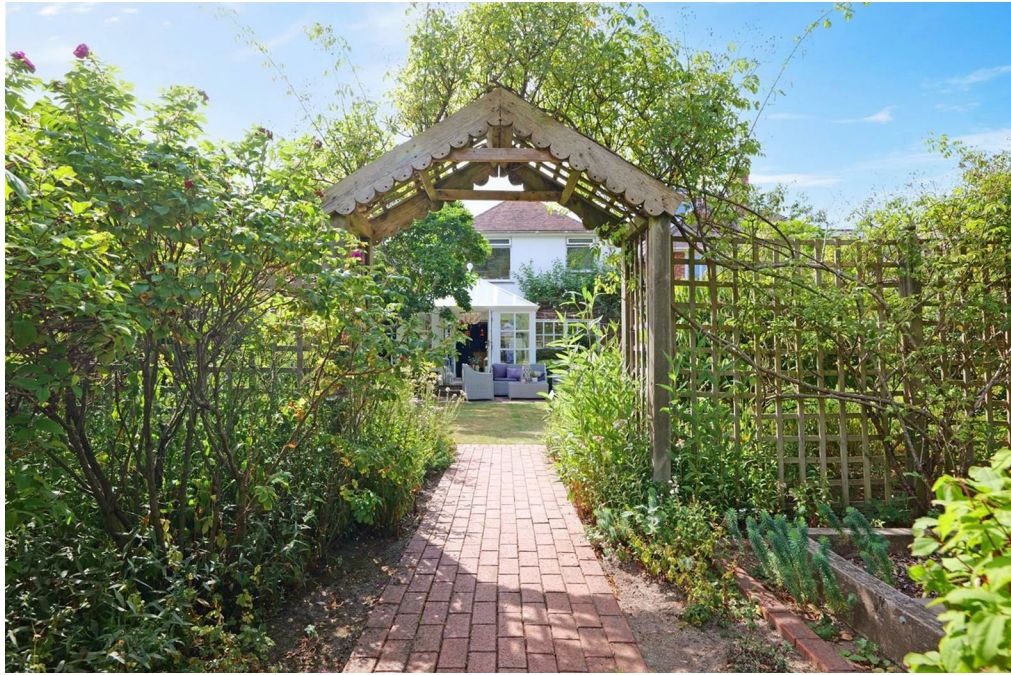
First Floor



Total Area: 196.8 m² ... 2119 ft² (excluding balcony)

All measurements are approximate and for display purposes only







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