



LONDON • HAMPSHIRE • DORSET

30 HYNESBURY ROAD
FRIARS CLIFF, DORSET, BH23 4ER

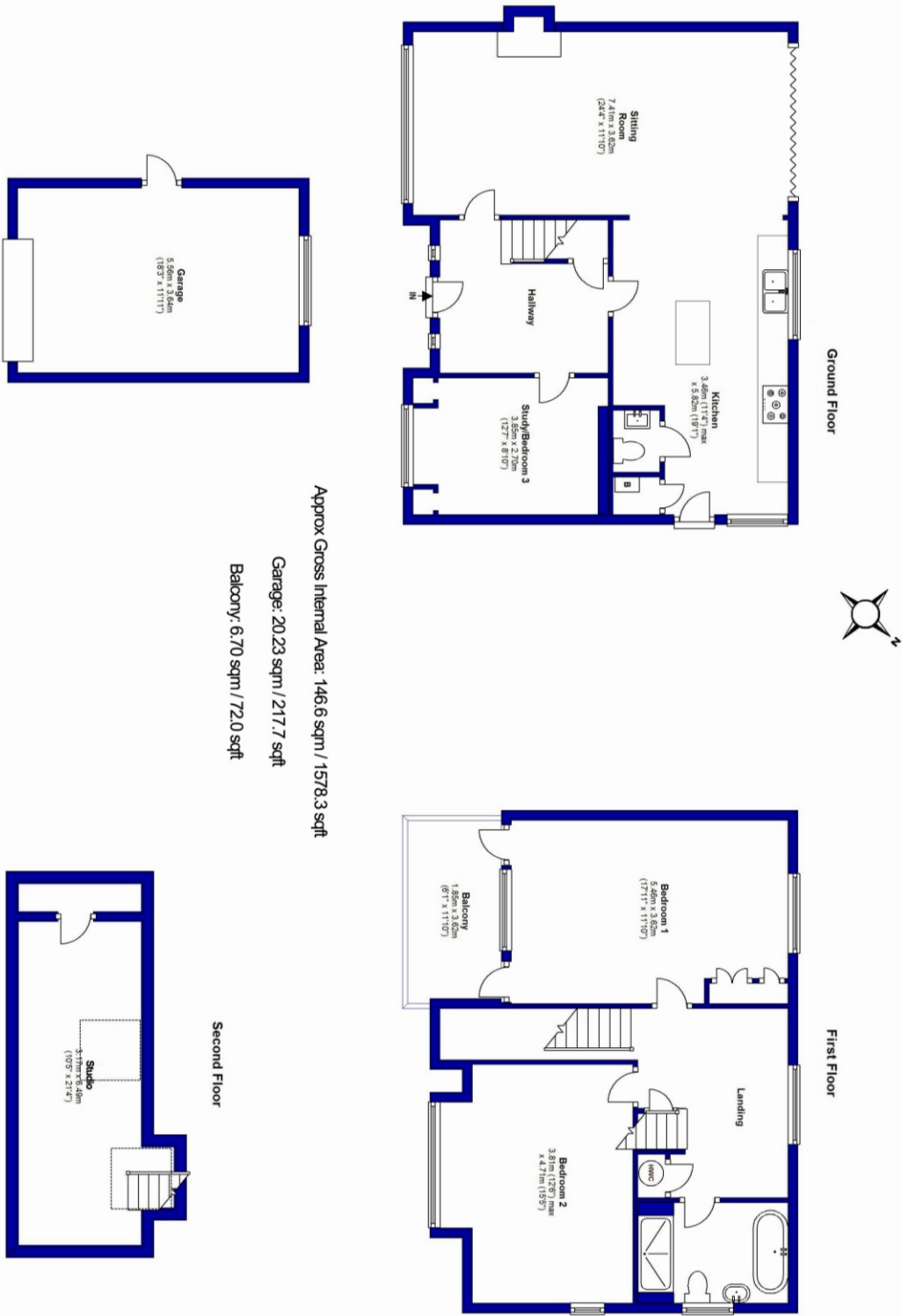


ASKING PRICE £695,000 FREEHOLD



Mitchells are acting as agents for the Vendor. These particulars are for your guidance only. They are not (1) an offer for a contract (2) representations of fact, nor is their accuracy guaranteed. None of our staff has any authority to give any representation or warranty concerning this property

Partners: P.A. WOODMAN FNEA FPCS B.C. JENKINS MNAEA P.J. WOODMAN LLB Z. JENKINS
273 Lymington Road, Highcliffe, Christchurch, Dorset, BH23 5EB
Tel: 01425 272206 Fax: 01425 279689
www.mitchells.uk.com



Approx Gross Internal Area: 146.6 sqm / 1578.3 sqft
Garage: 20.23 sqm / 217.7 sqft
Balcony: 6.70 sqm / 72.0 sqft

Illustration for identification purposes only. Measurements are approximate and not to scale. EPC: South Coast Energy. Plan produced using Planity.

Directional note: from Mitchells proceed west along the main Lymington Road towards Christchurch, after approximately one mile turn left into Bure Lane, turning first left into Seaway Avenue towards the beach, taking the second turning on the right into Hynesbury Road where no.30 will be seen on the right hand side.

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PLANNING SPECIALISTS



A gorgeous 'beach style' house which has been meticulously refurbished in a smart contemporary style featuring immaculate accommodation totalling approximately 1,600 sq.ft. This wonderful home stands on a delightful plot with secluded gardens and excellent garaging and is situated just moments away from the award winning beaches and beach cafes at Friars Cliff. Absolutely superb inside and out.



PROPERTY FEATURES

- Outstanding home just a few hundred yards from the beach
- Stylish accommodation of approx. 1600 sq.ft.
- Magnificent open plan living accommodation with bi-fold doors leading onto the garden
- Feature entrance hallway and impressive staircase leading to all three floors
- Two lovely large double bedrooms on the first floor, one with a south facing balcony
- Ground floor bedroom/TV room
- Stunning bathroom with attractive ceramics and large walk in shower
- Top floor studio (with potential for ensuite)
- Bright and airy accommodation with gas fired central heating and UPVC double glazed windows
- Large detached garage with storage over
- Private rear garden enjoying plenty of afternoon and early evening sunshine
- Off road parking for several cars with space for boat/caravan storage if required
- First class location just a short level stroll to the beach with the historic Mudeford Quay being a little further on
- Easy access to the neighbouring shopping centres of Highcliffe and Christchurch with the mainline railway station at Hinton Admiral giving access to London in under two hours
- Fabulous home in this enviable position
- Strongly recommended
- Council Tax 'F' £2,475.46
- Energy Performance Rating 'E'

