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CHRISTCHURCH  
BH23 4AJ

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## *Agent's introduction*

A beautifully presented four-bedroom townhouse in a prime coastal setting, just 500 metres from the award-winning Avon Beach and the picturesque Mundeford Quay. Offering spacious, versatile accommodation across three floors, this superb home features a stylish kitchen/breakfast room, a bright lounge with balcony, and a principal bedroom with en suite.

An outstanding opportunity to enjoy coastal living in one of Dorset's most sought-after locations—viewing highly recommended.





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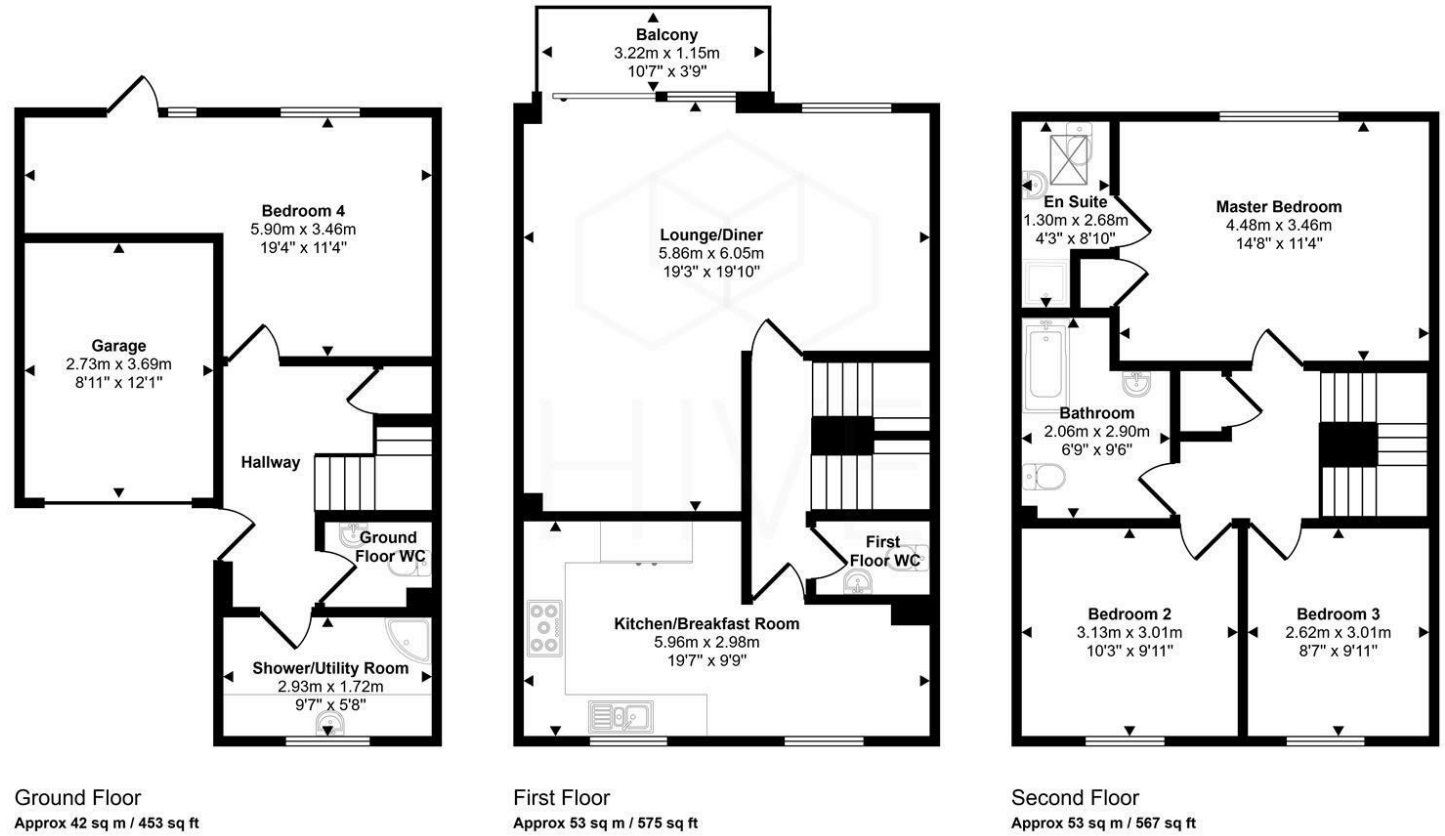
## *Property highlights*

- Prime coastal location just 500 metres from the award-winning Avon Beach
- Moments from the picturesque Mudeford Quay
- Spacious four-bedroom townhouse arranged over three floors
- Stylish kitchen/breakfast room with integrated appliances
- Bright and airy lounge/diner with private balcony
- Principal bedroom with modern en suite shower room
- Versatile ground floor bedroom with garden access
- Enclosed courtyard garden with unique stream feature
- Driveway parking and single garage
- Close to local nature reserves and excellent transport links



# Floor plan and EPC

Approx Gross Internal Area  
148 sq m / 1595 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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