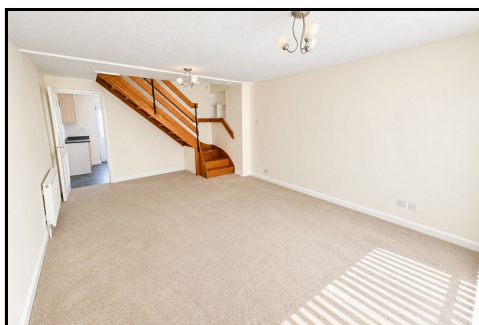




28 Howard Close, Mudeford, Dorset. BH23 3HY

£1,400 Per Calendar Month



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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A well presented two double bedroom terraced house situated in this quiet and popular cul-de-sac location within walking distance of the local primary school, Avon Beach and Mudeford Quay. The property is available almost immediately on an unfurnished basis and for long term.



ENTRANCE PORCH

Accessed via a UPVC part opaque double glazed entrance door with ceiling light point above and coat hooks. Door into the:

LIVING ROOM (18' 9" X 12' 6") OR (5.71M X 3.80M)

UPVC double glazed window overlooking the front garden, ceiling light point, wall mounted panelled radiators, double power points, television point, telephone point and fibre broadband point (Sky), door to the:

KITCHEN (12' 5" X 8' 9") OR (3.79M X 2.67M)

Fitted with an excellent range of base and wall mounted units with areas of roll top laminate work surface over. Inset four burner gas hob with fan assisted oven beneath and filter extractor canopy over. Under counter style fridge and washing machine (will be left at tenants request but landlord will leave as a gesture of goodwill and will not cover repair or replacement costs). Inset stainless steel sink unit with drainer adjacent and mixer tap over. Breakfast bar style dining area with space for two-three people. UPVC double glazed window overlooking the rear garden with door adjacent leading to the same.

FROM THE LIVING ROOM, STAIRS RISE TO THE:

FIRST FLOOR LANDING

Access into the roof space via hatch with pull down ladder. Ceiling light point, doors to all first floor rooms.

BEDROOM 1 (12' 7" X 10' 4") OR (3.84M X 3.15M)

Large UPVC double glazed window overlooking the front garden, ample space for bedroom furniture, ceiling light point, wall mounted panelled radiator, power points.

BEDROOM 2 (12' 6" X 8' 2") OR (3.82M X 2.50M)

Large UPVC double glazed window to rear, built in wardrobe with shelving, further wall space for additional furniture, ceiling light point, wall mounted panelled radiator, power points.

BATHROOM (8' 9" X 4' 9") OR (2.67M X 1.44M)

Fitted with a white three piece suite with panel enclosed bath with independent shower fittings over, inset wash hand basin with vanity unit beneath and low level flush hidden cistern style WC. Part tiled walls and tiled splash back, wall mounted panelled radiator, ceiling extractor fan and ceiling light point.

OUTSIDE

The rear garden is a lovely feature of the property being low maintenance and laid mainly to washed pea gravel with some low shrubbery and a garden hedge to one side. There is a small and useful garden store suitable for housing a lawnmower.

THE APPROACH

Laid to a small area of lawn and pathway to the front door.

PARKING

Parking is available on a first come first served basis in the bays in the cul-de-sac.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the first exit on the Hoburne roundabout onto The Runway. Follow the road until reaching De Havilland Way on your right and turn here. Follow the road almost until the end taking the right hand turn into Nelson Drive and then first right into Howard Close where the property will be found set back from the cul-de-sac and numbered.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

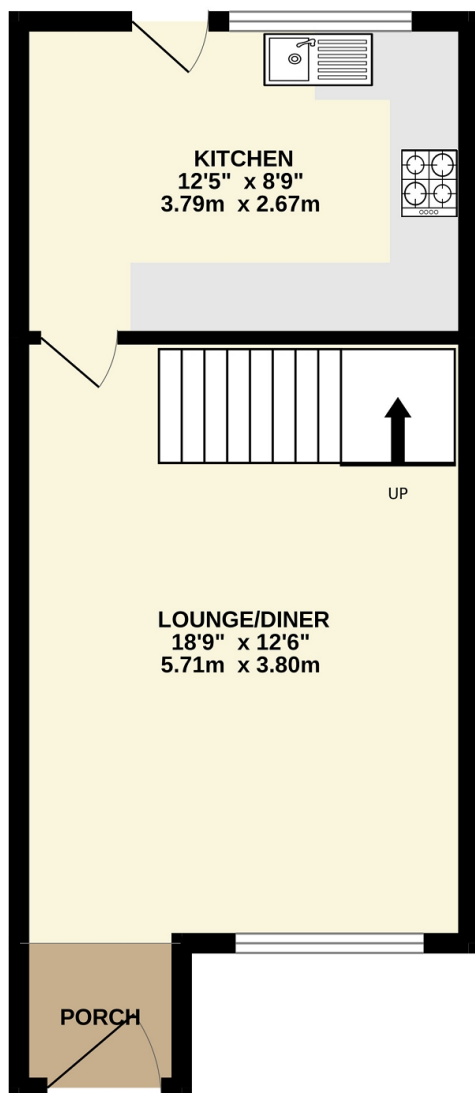
AGENTS NOTE

Please note the pictures have been edited to show no furniture in them as the Landlord is in the process of moving out. Images may have been digitally enhanced for brightness and weather presentation. All physical features of the property are accurately depicted.

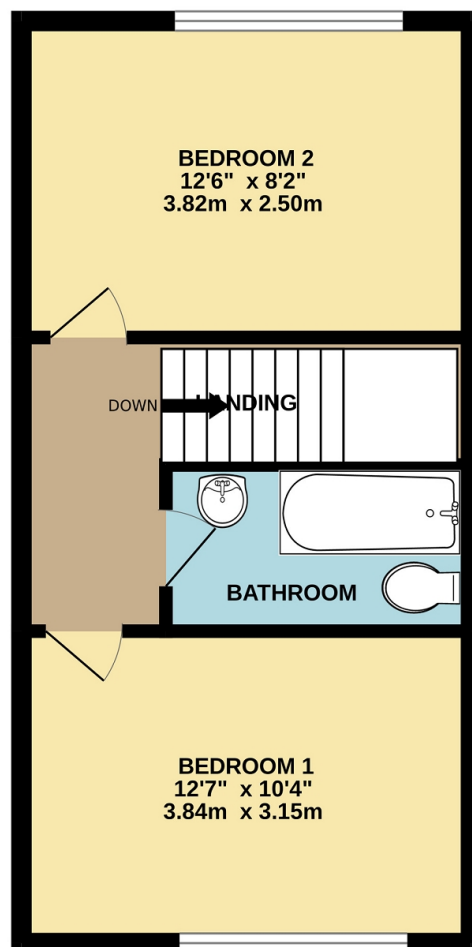
EPC RATING

The EPC rating for this property is C72

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01425 277 777
highcliffe@rossnicholas.co.uk

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.