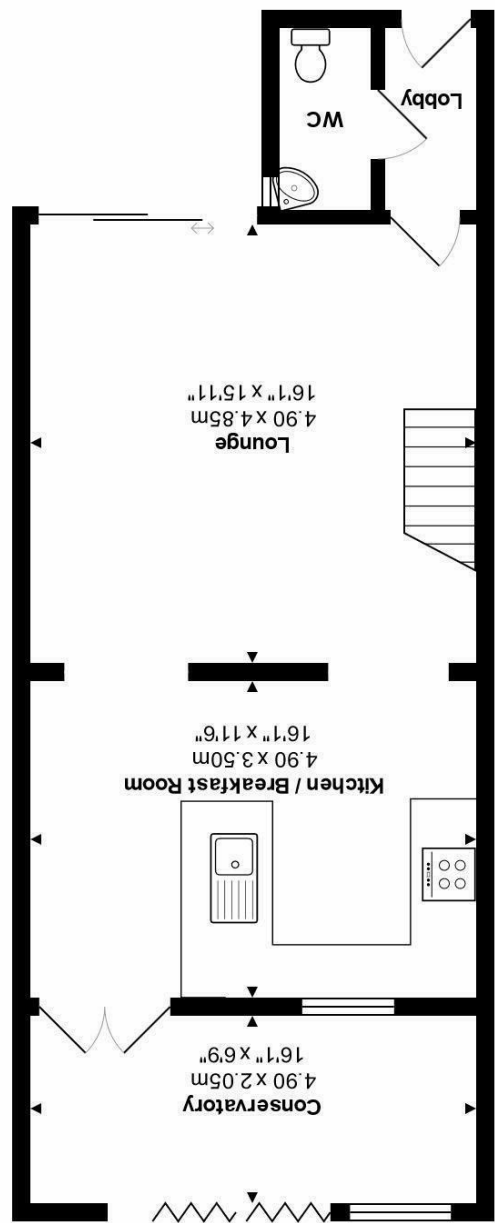


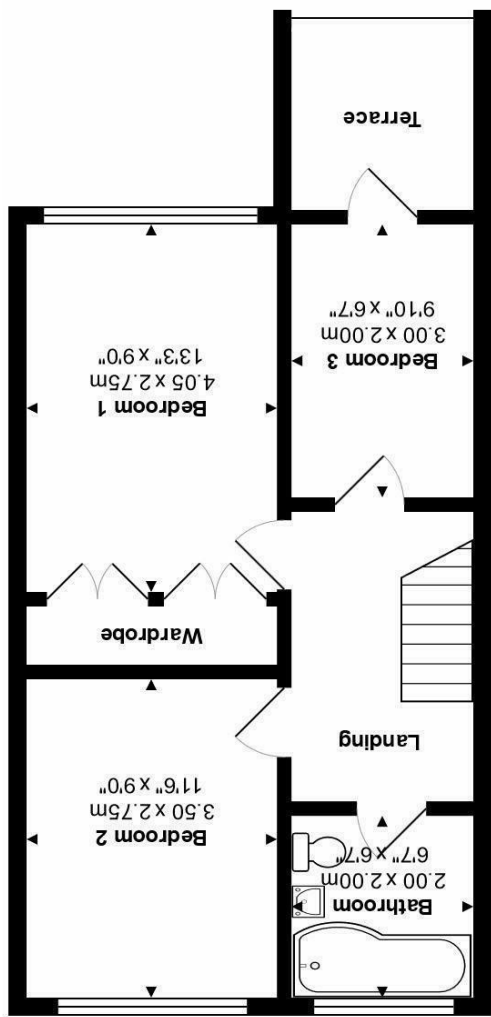
All measurements are approximate and rounded to nearest 10mm, .5 inch and are for display purposes only. Garages, conservatories, sun rooms, etc, are not included in total floor areas.

(L) Total Area: 99.1 m² ... 1067 ft² (excluding terrace)

Ground Floor
Area: 57.4 m² ... 618 ft²



First Floor
Area: 41.7 m² ... 449 ft²



103 Stanpit, BH23 3LX

£475,000

Mitchells
1963 — TODAY

A recently renovated and beautifully presented three bedroom property of approximately 1070 sq ft situated directly across from Stanpit Marsh Nature Reserve. Featuring a modern, shaker style kitchen with breakfast bar and larder cupboard, spacious lounge with access onto a sunny terrace, refitted bathroom, ground floor cloakroom and three first floor bedrooms. Other notable benefits include a landscaped, sunny rear garden, first floor balcony and single garage.

Ideally situated in the heart of Stanpit, directly opposite the Nature Reserve and within easy walking distance of Fisherman’s Bank, Mudeford Quay and Avon Beach. This lovely home has been completely refurbished and viewing is recommended to appreciate the accommodation on offer.

- Three bedroom house of approximately 1070 sq ft
- Completely renovated throughout to a high standard
- Low maintenance, landscaped, sunny rear garden
- Rear extension with roof lantern and bi folding doors onto the garden
- Brand new, shaker style kitchen with integrated appliances, breakfast bar and larder cupboard
- Spacious lounge with french doors onto a sun terrace
- Modern, refitted bathroom and separate ground floor w/c
- Three first floor bedrooms
- South facing balcony with composite decking
- Single garage with access from the garden

EPC Rating Band: D
Council Tax Band: D
Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

