

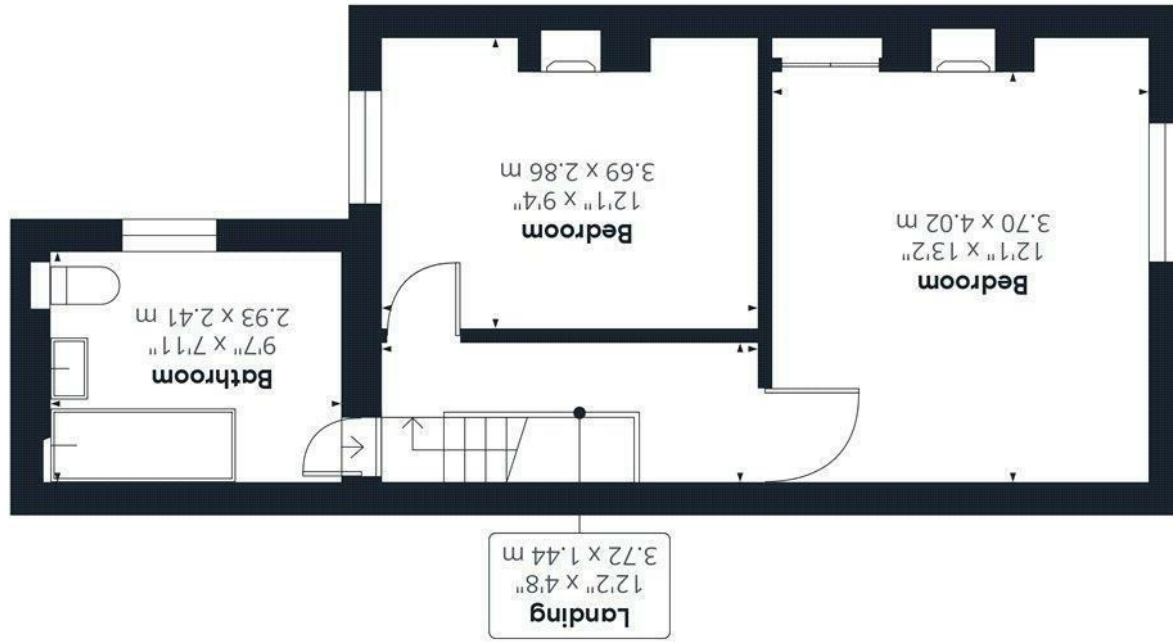
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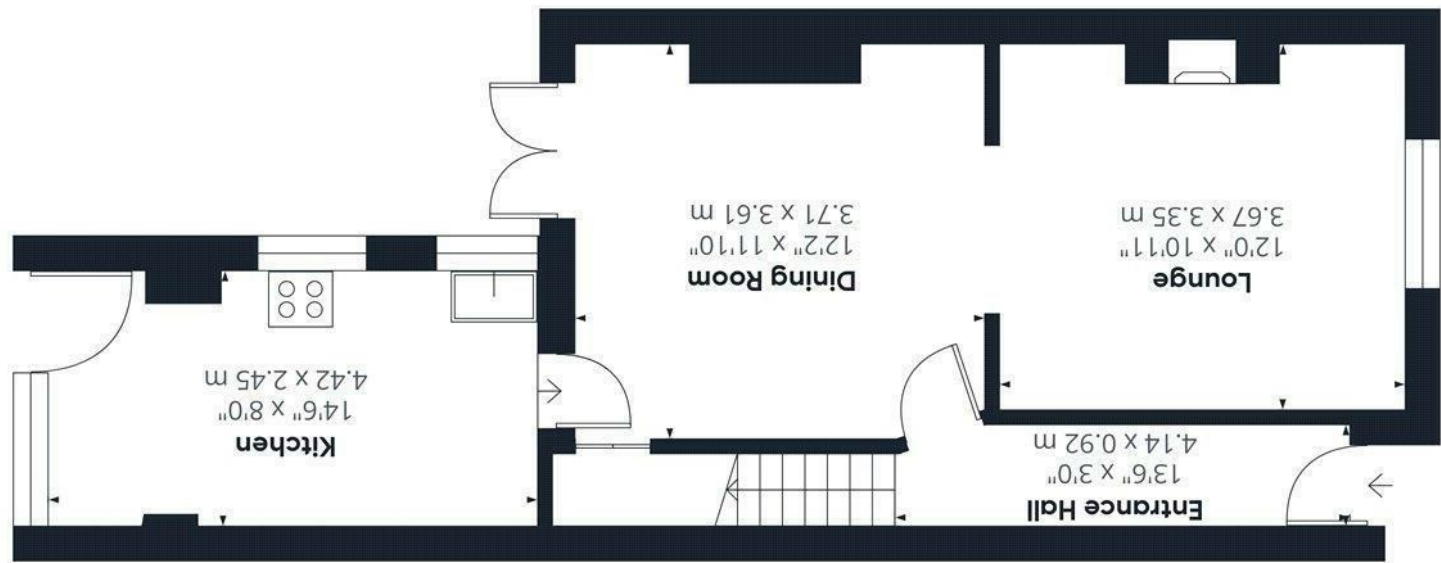
Calculations are based on RICS IPMS 3C
While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Floor 1



Ground Floor



Approximate total area¹⁰
851.31 ft²
79.09 m²



76 Stanpit, BH23 3NA

£392,000

Mitchells
1963 — TODAY

A stunning character cottage of nearly 850sq. ft situated in this excellent position, right in the heart of Stanpit and just a stone's throw from Stanpit Marsh Nature Reserve and within walking distance of award winning pubs and restaurants, Fisherman's Bank, the historic Mudeford Quay and Avon Beach.

This wonderful property features a private, south-west facing rear garden, allocated parking space and viewing is advised to appreciate its full charm.

- Charming character cottage of nearly 850 sq.ft
- Spacious lounge/diner with feature open fireplace
- Good size modern kitchen with access onto the garden
- First floor family bathroom
- Two first floor double bedrooms
- South-west facing rear garden
- Allocated parking space
- Gas central heating and UPVC double glazing
- Within walking distance of the town-centre and Stanpit Marsh Nature Reserve
- Freehold, No Chain

EPC Rating Band: D

Council Tax Band: D

Freehold

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