

East Cliff Way ~ Friars Cliff ~ Christchurch ~ BH23 4EY

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Jordan Marks Estates
Signature Homes









A rare opportunity to acquire this prestigious residence superbly located on one of the most sought-after roads in Friars Cliff, this impressive four-bedroom, two bathroom detached residence occupies one of the largest plots on East Cliff Way and comes to the market for only the second time since 1952 when the residence was built by Mr Eric Spreadbury who served as the Lord Mayor of Christchurch six times. This highly desirable home is offered to the market with no forward chain and boasts an internal living space of almost 2,000 Sq. Ft. The property is approached via an expansive brick paved driveway offering parking for numerous vehicles and access to the integral garage which accesses the separate utility room, further generous storage facility. Internally the well-appointed accommodation comprises a generous entrance hallway with doors off leading to the expansive living room featuring bi-folding doors which open seamlessly onto the sunny south westerly facing landscaped rear gardens which are a notable feature of the property being mainly laid to lawn with an extensive paved entertaining area and mature tree and shrub borders. The ground floor accommodation further comprises a dining room with front aspect, generous study and separate contemporary kitchen with ample space for dining, pantry and further access to the delightful rear gardens. A turned staircase leads to the first floor comprising the superb master bedroom suite with front aspect and walk in wardrobe leading to the fully tiled luxury ensuite shower room, two further double guest bedrooms both with built in wardrobes, further single bedroom with rear aspect, spacious family bathroom and separate WC. Situated in an enviable location on highly sought after East Cliff Way the residence is a mere 300 meters from the sandy shores of Friars Cliff Beach and it is our pleasure to bring this luxurious residence to the market.

Floor Plan

2003 SQ. FT

186 SQ. M



2nd Floor



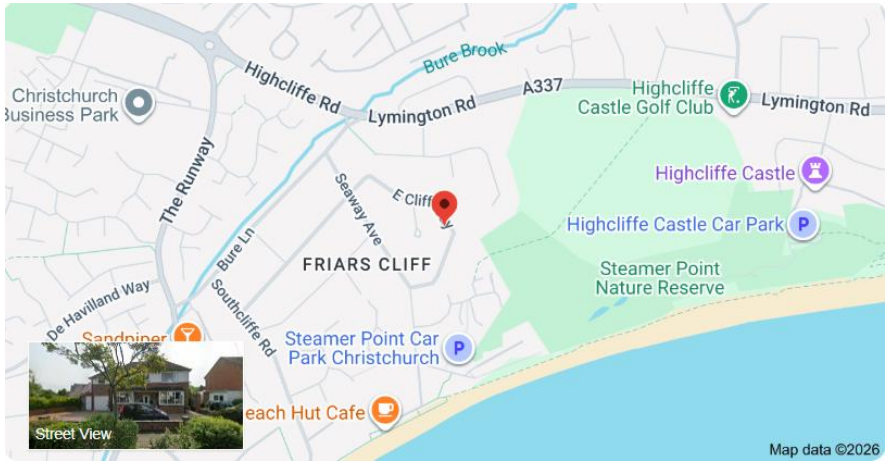
1st Floor





Situation

No 33 East Cliff Way is enviably located on one of the most prestigious roads in highly desirable Friars Cliff, the residence is a mere stone's throw from the beach with its stunning views across to the Isle of Wight and beyond, numerous beachfront cafés and being close to Steamer Point Nature Reserve. The historic and bustling market town of Christchurch is located three miles away, with its Priory, beautiful Quay and mainline Railway Station. This luxury property is within the catchment area of both the highly regarded St Marks Primary School and Highcliffe School. Bournemouth's famous beaches are to be found close by and the New Forest National Park is a leisurely drive away. The cathedral cities of Winchester and Salisbury are all also easily commutable.



Local Authority

BCP ~ Council Tax Band F

Asking Price

£1,275,000



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to ma give any representation or warranty in respect of the property.

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