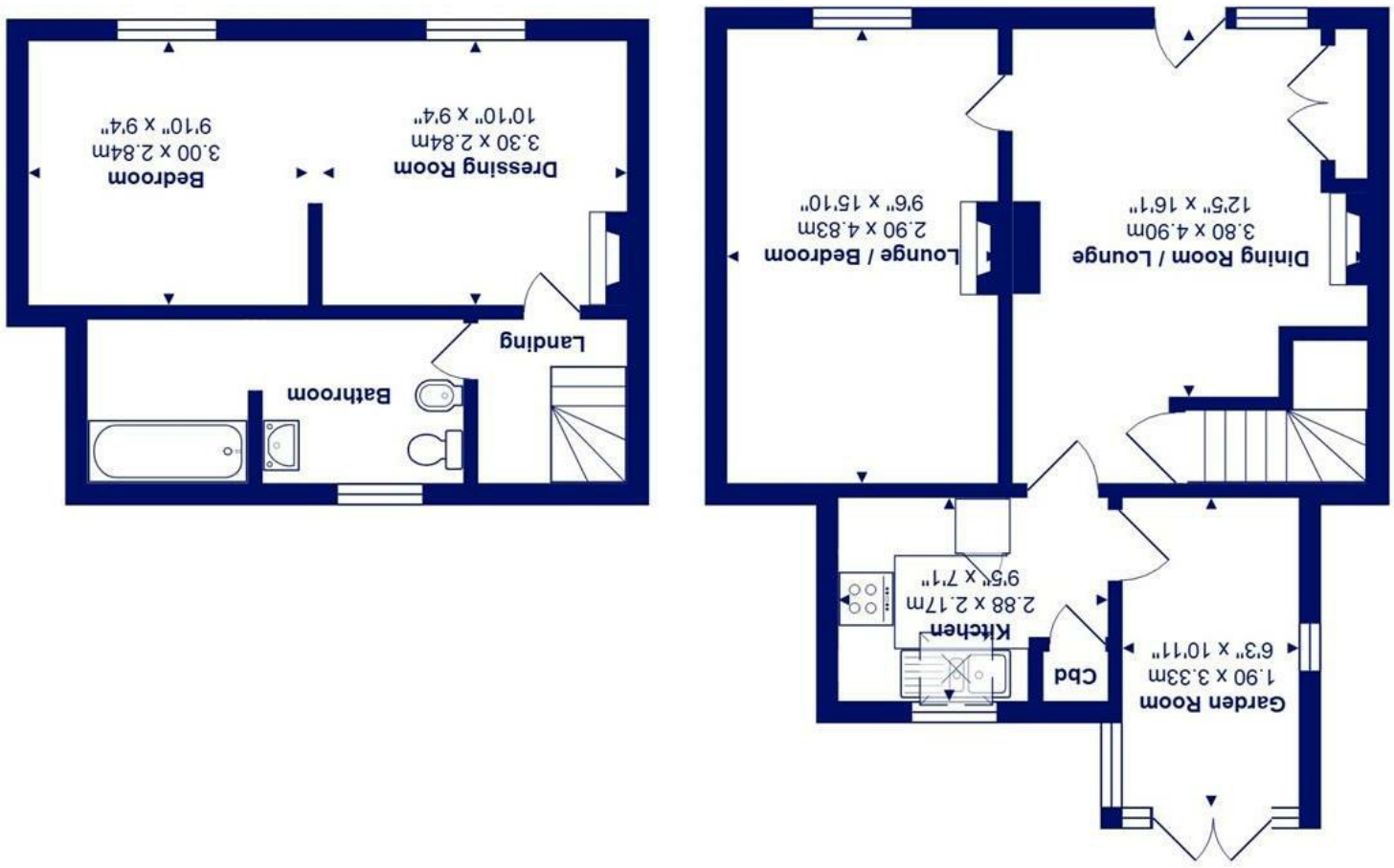

51 Stanpit, Christchurch, BH23 3LU *£400,000*

Mitchells

1963 — TODAY

Smugglers cottage, a charming 18th Century cottage of some 840 sqft that has been recently renovated, maintaining original character features and benefiting from a generous, mature rear garden.

Enviably situated in the heart of this sought after area with Stanpit Marsh Nature Reserve across the road and the centre of the historic town of Christchurch and the sandy beaches in Mudeford all just a short stroll away. This character property is offered for sale with vacant possession.

- Delightful cottage in sought after location with accommodation of approx. 830 sq.ft.
- Two ground floor reception rooms with character features
- Fitted kitchen with some integrated appliances
- Separate ‘sun room’ extension
- First floor double bedroom
- Refitted, modern family bathroom
- Gas fired central heating and UPVC double glazed windows
- Good sized rear garden
- Walking distance of local pubs/restaurants, Fishermans Bank, Christchurch Town Centre & Stanpit Marsh Nature Reserve

EPC Rating Band: D
Council Tax Band: C
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

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