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3 ANCHOR CLOSE, MUDEFORD, CHRISTCHURCH BH23 4AJ PRICE - £874,950 FREEHOLD

Winkworth

for every step...

A very well-situated town house with harbour views within a short walk of sandy Avon Beach and the picturesque Mudeford Quay.

3, Anchor Close, Mudeford, BH23 4AJ

Price - £874,950 **Freehold**

01425 274444

mudeford@winkworth.co.uk

Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible.

The picturesque Mudeford Quay is a short walk away. Also nearby is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has

a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

Directions: From our office in Mudeford cross over the road into Anchor Close which is directly opposite and the property can be found to the right hand side.

Description:

A very well situated town house with stunning views just a short walk from sandy Avon Beach and the picturesque Mudeford Quay:

Three second floor bedrooms with en suite to the master and separate family bathroom.

A spacious lounge/dining room with sun balcony on the first floor. Spiral staircase from the balcony down to the garden.

Separate dining room which could be used as a further bedroom, separate study and cloakroom.

Ground floor kitchen/breakfast room with integrated appliances and bi-fold doors to the garden.

Ground floor shower room, separate utility room and integral garage with electric door.

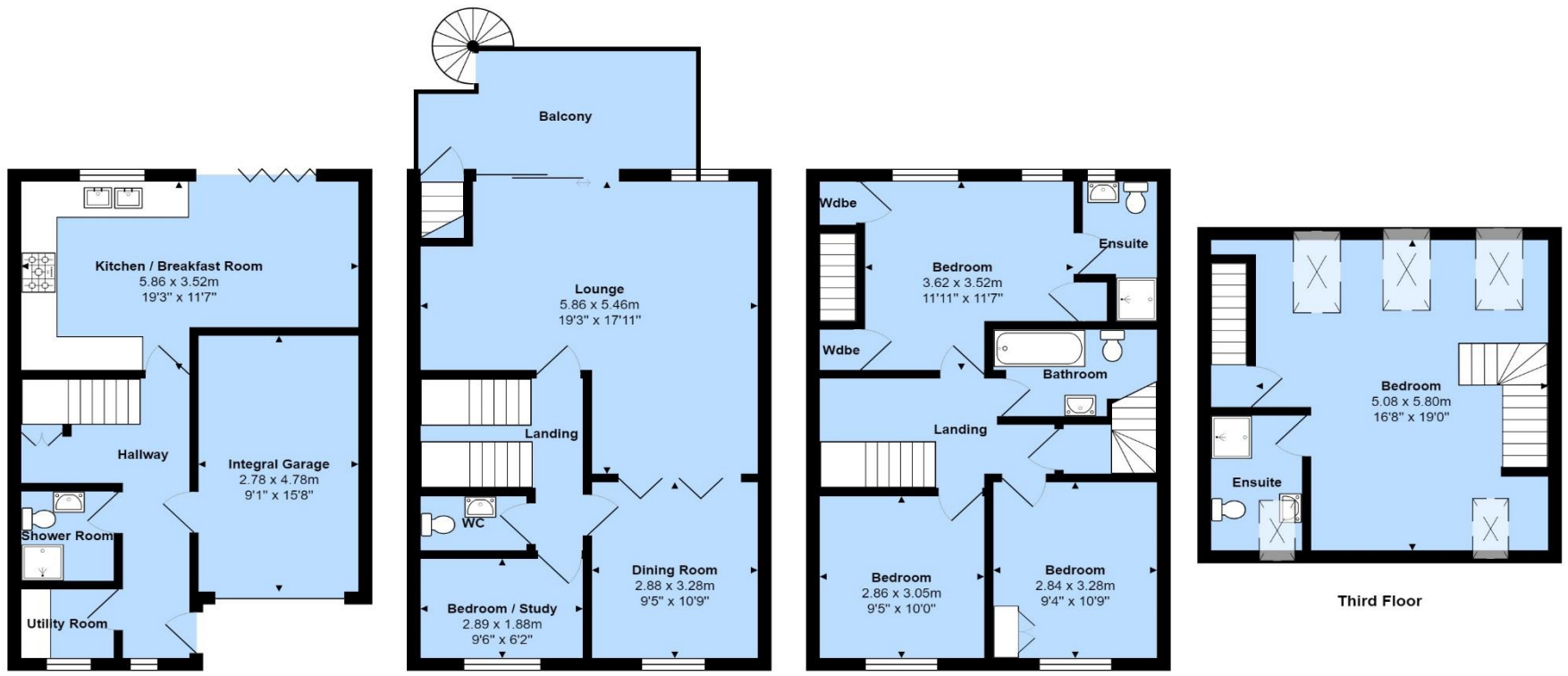
Top floor bedroom with en suite, velux windows and velux balcony with simply stunning far reaching views over Mudeford quay, Christchurch harbour and beyond.

Immaculate presentation throughout.

At a glance:

- Four bedrooms
- Lounge/dining room
- Kitchen/breakfast room
- Two en suites & family bathroom
- Utility room
- Ground floor shower room
- Integral garage & off road parking
- Sun balcony
- Velux balcony with Harbour views
- Landscaped garden
- Annual maintenance/service charge of approximately £150 payable
- Short walk to Mudeford quay and sandy Avon Beach





Ground Floor

First Floor

Second Floor

Third Floor



Total Area: 187.7 m² ... 2021 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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