

5 Southcliffe Road, Friars Cliff, Christchurch, BH23 4EN

2 1 2

£575,000 *Freehold*

A rare opportunity to purchase this 1930's style detached bungalow in the highly sought after area of Friars Cliff set within just a few hundred meters from award winning beaches. Offered with no forward chain, the property enjoys a southwest facing garden and has great scope to extend and improve (subject to planning).

KEY FEATURES

- Two generous double bedrooms
- Bay-fronted bedroom with fitted wardrobes
- En-suite shower room to the second double bedroom
- Dual-aspect lounge/dining room extending to 20'10", with sliding patio doors
- Separate kitchen with dual-aspect windows and a door to the rear
- Attached garage with a front garage door and double doors to the rear
- Scope to extend and improve subject to relevant permissions
- Offered with no forward chain





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DESCRIPTION

The front door opens into a central entrance hall, which gives access to the principal rooms. To the rear, the lounge/dining room has space for both a seating area and a dining table. A side window and sliding patio doors bring natural light into the room, with the doors opening directly to the rear.

The separate kitchen has worktops along two sides, an inset sink, high level oven and gas hob. Windows to the side and rear provide natural light, and an external door gives further access to the rear. Space for appliances including tall fridge/freezer, washing machine and slimline dishwasher.

The bay-fronted double bedroom benefits from fitted wardrobes along one wall. The second double bedroom has windows to the front and side and its own en-suite shower room, fitted with a corner shower, WC and wash basin. A separate shower room off the hallway also comprises a walk-in shower, WC and wash basin.

The attached garage measures approximately 17'9" by 9'4" and has a garage door to the front and double doors opening to the rear.

The south-west-facing rear garden is mainly laid to lawn, with a patio area and well-stocked borders featuring mature shrubs and plants. A timber summer house and a separate garden shed complete the rear garden.

To the front, a driveway provides off-road parking alongside a further lawn with rockery and established planting.







LOCATION

Located in a premier location the property is only a few hundred meters from some of the area's most beautiful beaches and unspoilt coastline. The renowned Mudeford Quay, Christchurch Harbour, and Steamer Point Nature Reserve are all only a short walk away.

The nearby town of Christchurch (2.8 miles away) has a wide range of amenities. More extensive facilities can be found further afield at Bournemouth.

Hinton Admiral train station, is *2.1 miles providing services along the Weymouth to London line.

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/HIG260164

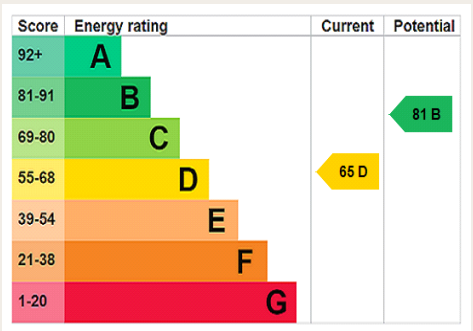
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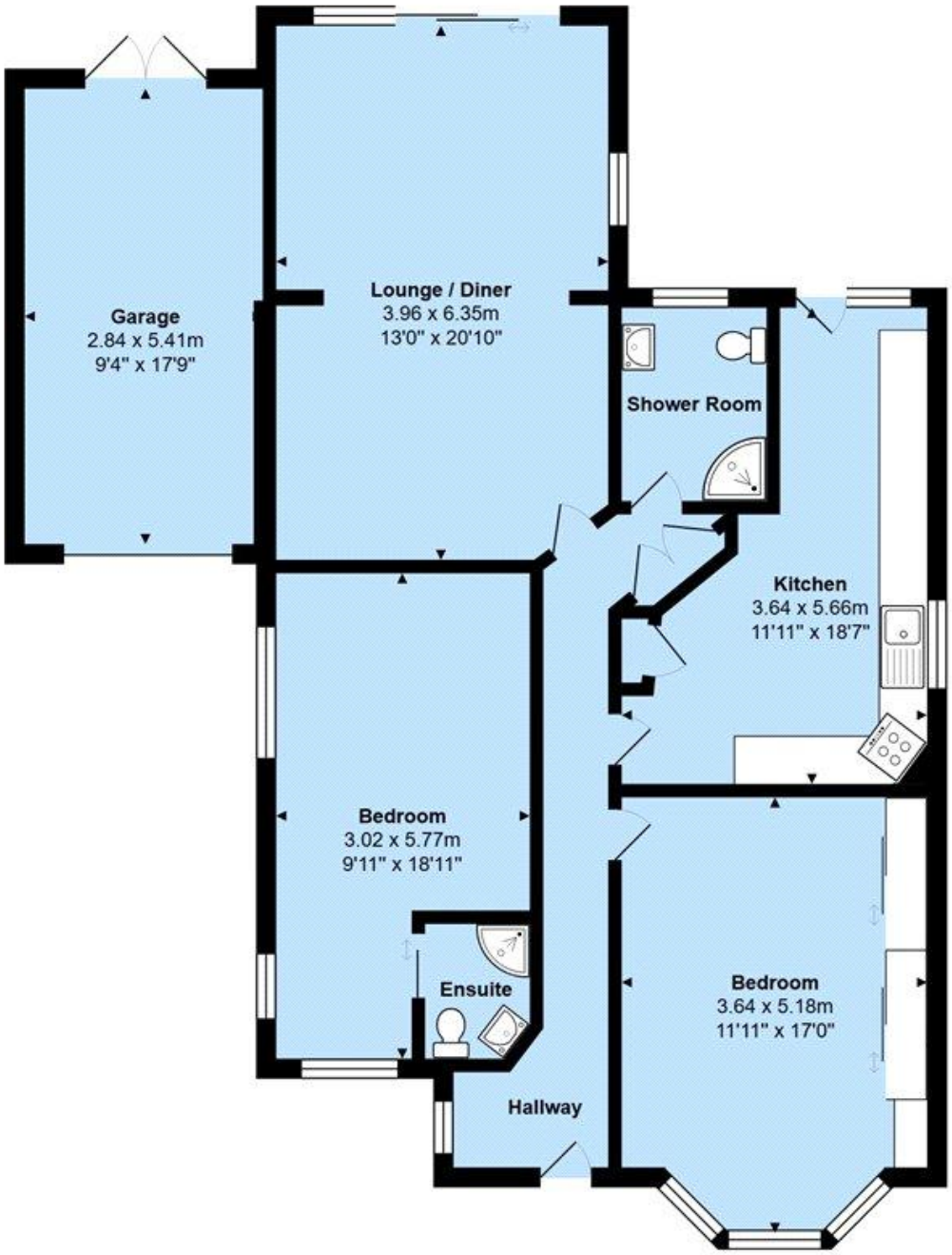
MATERIAL INFO

BCP Council Tax Band: E
EPC rating: D

Services – Mains Gas, Mains Electric, Mains Water & Drainage
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.
Broadband Availability* – Ultrafast available up to 5500mbps
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* https://checker.ofcom.org.uk/ used for information regarding service availability





Total Area: 107.4 m² ... 1156 ft²

All measurements are approximate and for display purposes only

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