



44 East Cliff Way, Friars Cliff, BH23 4EY

£875,000 *Freehold*



A beautiful chalet bungalow, located in a premier road in Friars Cliff, less than 500m to the stunning Friars Cliff Beaches. The property is presented for sale in an immaculate condition, offering beautiful coastal living. The property also enjoys a large rear garden backing onto Steamer Point Nature Reserve and is offered with no forward chain.

KEY FEATURES

- A chalet bungalow presented in immaculate condition offering versatile accommodation
- Four bedrooms
- Two family bathrooms
- Living room with French doors to garden
- Fitted kitchen with attractive bay window
- Integral garage
- Delightful well-established gardens



Mudford

01425 274 444 | mudford@winkworth.co.uk

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DESCRIPTION

Having been extensively updated by the current owners, the property is presented in beautiful condition. The layout offers versatile accommodation, allowing for either 4 bedrooms & 1 reception room or 3 bedrooms & 2 reception rooms.

The living room is a delight with dual aspect. The attractive bay French doors lead to the rear patio, the pretty brick fireplace and surround providing a charming focal point.

The kitchen features an attractive bay window overlooking the pretty gardens, with plenty of room for dining and white shaker style units offering good storage.

There are 2 downstairs bedrooms, both doubles, with the stylish downstairs shower room completing the ground floor accommodation.

Upstairs there are 2 bedrooms, the principal bedroom overlooking the rear garden and the other a small double or home office.

The modern family bathroom is beautifully appointed with full bathroom suite.

Leading from the large brick paved drive is the integral single garage, with access directly into the kitchen and to the rear garden. Within the garage is also plumbing for a washing machine and tumble dryer.

The garden is a delight, backing on to Steamer Point Nature Reserve, with fascinating different sections, offering privacy and tranquillity. Leading from the house is a sandstone patio, which follows to the first area of lawn, and a timber Lugard summerhouse, ideal for home working or relaxing. Mature shrubbery separates a further lawn with attractive planting and seating areas, leading up to the working garden area and garden shed.





LOCATION

The house is situated very close to beautiful beaches and unspoilt coastline with Avon Beach, Friars Cliff Beach, Mudeford Quay and Steamer Point Nature Reserve all a short distance away.

A short journey from the property is the New Forest National Park, *4.5 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

The town of Christchurch with its picturesque quay is *3.2 miles away and has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield at Bournemouth. Also, Highcliffe Castle and the village of Highcliffe is just *1.1 miles away which offers an array of cafes, restaurants and shops.

Hinton Admiral Station provides a regular train service to Bournemouth, Southampton, Clapham Junction and London Waterloo. Bournemouth and Southampton Airports are also within easy reach.

MATERIAL INFO

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* – Superfast 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.

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

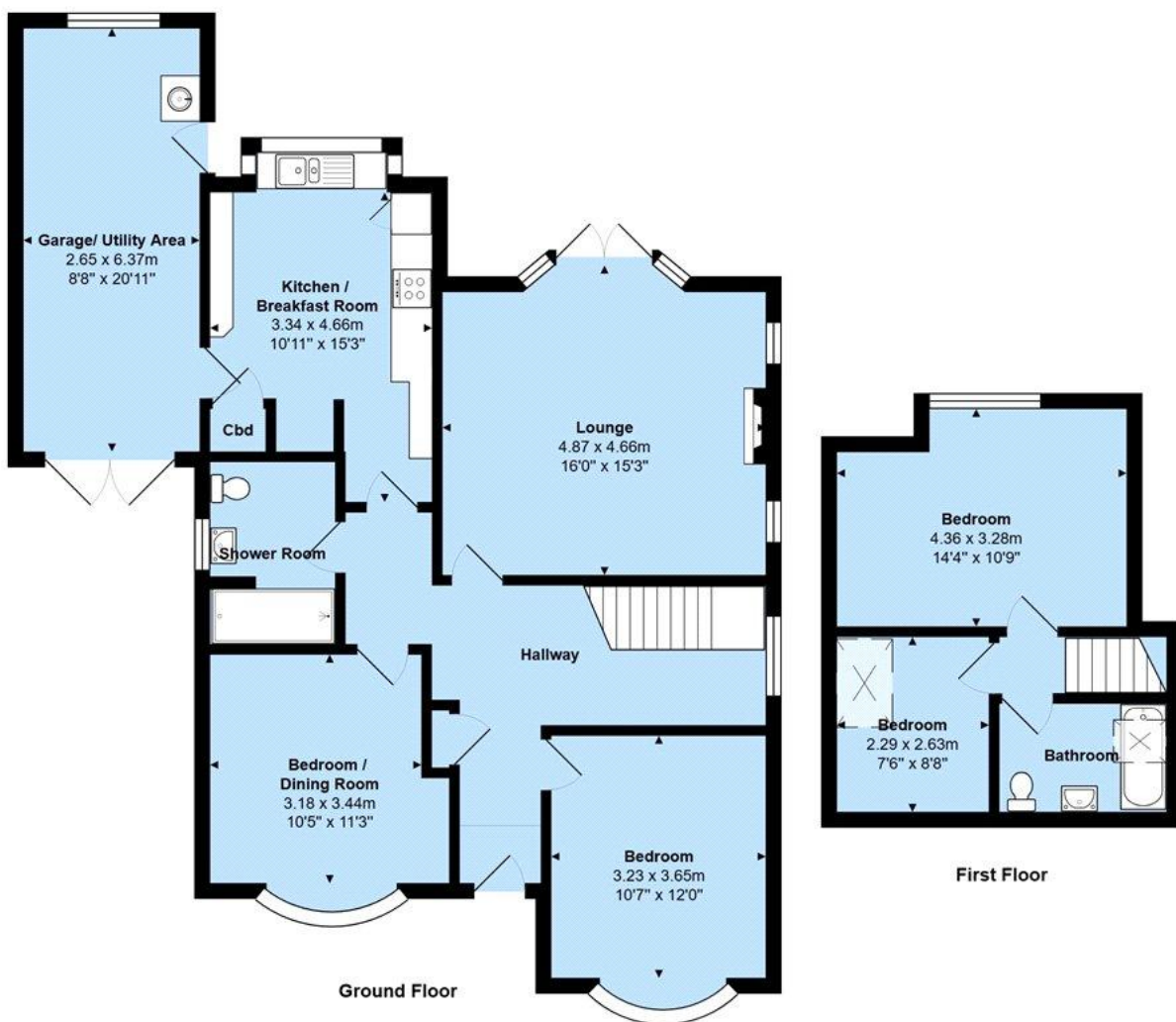


<https://www.winkworth.co.uk/sale/property/HIG260105>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



Total Area: 131.9 m² ... 1420 ft²

All measurements are approximate and for display purposes only



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