



25 Island View Avenue, Friars Cliff, BH23 4DS

£850,000 *To be advised*

A rare opportunity to purchase this detached coastal home in the highly sought-after location of Friars Cliff, enjoying some sea glimpses and a substantial south-westerly facing rear garden, all situated just a stone's throw from the award-winning Avon Beach.

KEY FEATURES

- Detached house now in need of some modernisation
- Some sea glimpses
- Good-sized south-westerly facing garden
- Within easy reach of award winning Avon Beach
- Three well-proportioned bedrooms
- Two reception rooms & fitted kitchen
- Garage & off road parking
- Conservatory & study
- No forward chain



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DESCRIPTION

A rare opportunity to purchase this detached coastal home in the highly sought-after location of Friars Cliff, enjoying some sea glimpses and a substantial south-westerly facing rear garden, all situated just a stone's throw from the award-winning Avon Beach.

Situated on Island View Avenue, this attractive looking detached home could now benefit from some modernisation and offers great scope to extend and improve subject to relevant planning permission.

The front door opens into a useful porch with understairs storage, complemented by a front-aspect stained-glass window that provides a charming focal point and real sense of character.

The dual aspect living room is a particularly bright and inviting space, featuring a feature fireplace and doors opening directly onto the rear patio. There is a separate dining room with walk in pantry style cupboard while the kitchen is well equipped with a good range of eye and base-level units, some integrated appliances and a useful breakfast bar. A family shower room completes the ground floor.



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Upstairs are three well-proportioned bedrooms accessed from the landing. The principal bedroom is a real feature of the property, extending from the front to the rear of the house and providing an excellent amount of space. The best sea views are from the family bathroom window which has been fitted with a suite comprising bath with shower over, wash hand basin and WC.

Outside, the substantial south-westerly facing rear garden is an exceptional feature and a rare find in Friars Cliff. Enjoying a sunny aspect and capturing beautiful evening sunsets, the garden extends from a patio immediately outside the living room onto a large area of lawn. There is a shed and vegetable garden at the rear while mature shrubs and established borders provide an excellent degree of privacy.

To the front, a tarmac driveway provides parking for a couple of vehicles in front of the garage, with a side gate giving access to the rear garden.

For those dreaming of a coastal lifestyle, the opportunity to wake up, grab your paddleboard and be on Avon Beach within moments simply doesn't get much better.



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LOCATION

Friars Cliff is a highly desirable coastal location, occupying a beautiful stretch of the South Coast and offering an enviable lifestyle by the sea. Avon Beach is just a short stroll away, with its sandy shores, Beach Hut Café, Noisy Lobster restaurant and salt-water saunas. From here, the promenade provides a lovely coastal walk towards picturesque Mudeford Quay, which hosts a variety of RNLI events and family fun days throughout the year.

During the summer months, the ferry runs regularly across to Mudeford Spit, providing access to miles of beautiful coastline and scenic walks around Hengistbury Head. To the east, Steamer Point Nature Reserve offers another wonderful coastal route towards Highcliffe Castle and beyond.

Christchurch town centre is just over two miles away, renowned for its historic 11th Century Priory, Town Quay and excellent selection of shops, cafés, bars and restaurants. Christchurch and Hinton Admiral railway stations provide mainline services, while Bournemouth Airport is approximately six miles distant.

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



<https://www.winkworth.co.uk/sale/property/MUS260106>

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.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: F

EPC rating: D

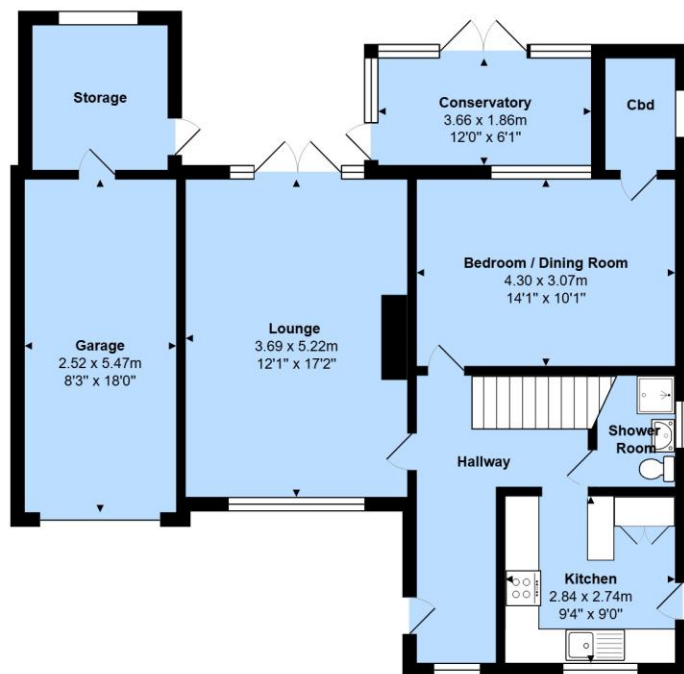
Listed status: Property is not listed

Services: Mains gas, electric, water and drainage

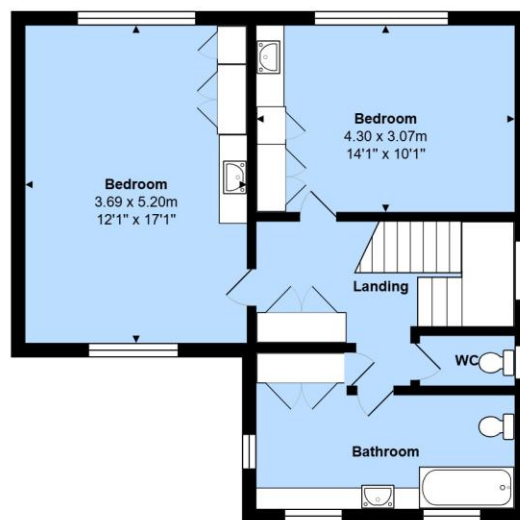
Mobile Network Coverage: Likely outside with all major providers, limited/no coverage from some providers inside.

Broadband Availability: Ultrafast available up to 1000mbps

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Total Area: 138.9 m² ... 1495 ft²

All measurements are approximate and for display purposes only



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