



3 Falcon Drive, Mudeford, Dorset, BH23 4BA

Offers in excess of £675,000 *Freehold*



A charming 1930s detached chalet-style bungalow, ideally positioned less than 500 metres from the award-winning Avon Beach and the picturesque Mudeford Quay. Occupying a generous plot with a substantial rear garden, the property offers excellent potential to extend, remodel and enhance, subject to the necessary planning consents.

KEY FEATURES

- Detached 1930s chalet-style bungalow measuring circa 1800 sq.ft.
- Three bedrooms & three reception rooms
- Less than 500 metres from award-winning Avon Beach and the picturesque Mudeford Quay
- Highly sought-after coastal location
- Excellent potential to extend & improve (stpp)
- Generous rear garden
- Ideal renovation or development opportunity
- No forward chain



Mudeford

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DESCRIPTION

Situated in one of the area's most desirable coastal locations, this appealing home presents an exciting opportunity for buyers looking to create a bespoke residence within easy walking distance of the beach, harbour and local amenities.

Offered to the market with no forward chain, it provides the perfect blend of location, potential and convenience.

Extending to approximately 1,800 sq. ft., the well-proportioned accommodation briefly comprises two first-floor bedrooms, a ground-floor bedroom, family bathroom and separate cloakroom. The living space includes a comfortable lounge, fitted kitchen, separate dining room and a spacious sunroom spanning the rear of the property, overlooking the garden.

Further benefits include a generous lean-to utility area to the side of the property, providing excellent storage and laundry space, together with an attached garage.





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LOCATION

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. Mudeford Quay is just a 5-minute walk away.

A short journey from the property is the New Forest National Park, just *5.2 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch is *2.3 miles away and offers 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.

MATERIAL INFO

Council Tax Band: D

EPC rating: E

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.

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

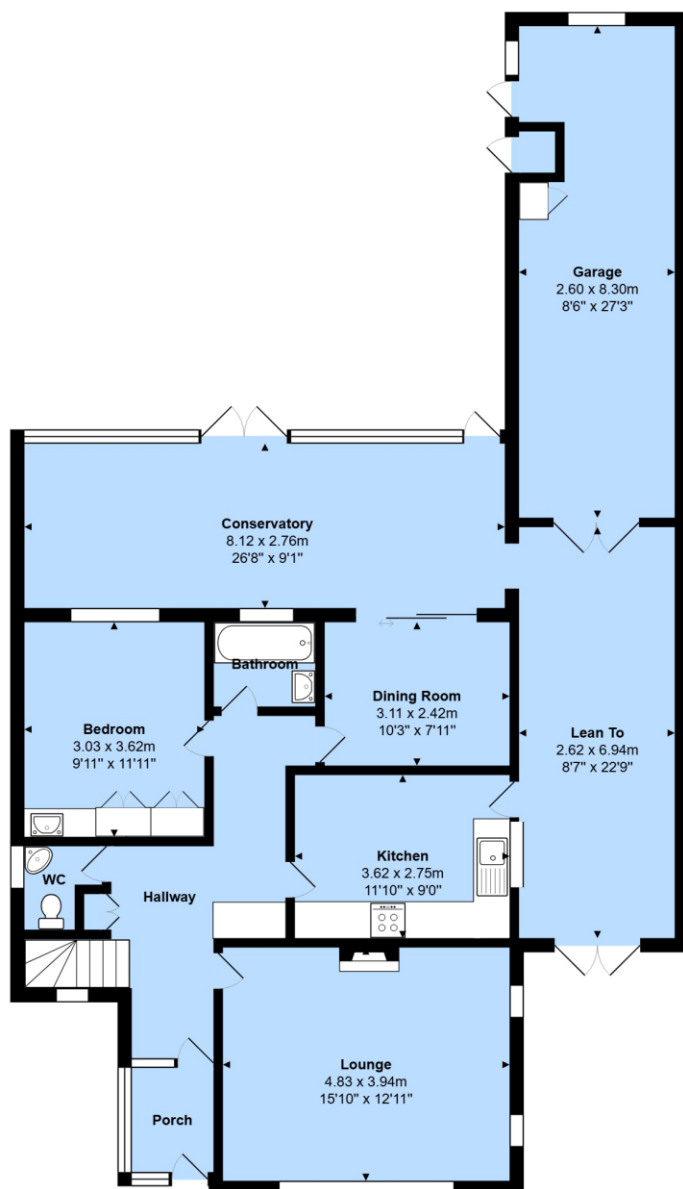


<https://www.winkworth.co.uk/sale/property/MUS260114>

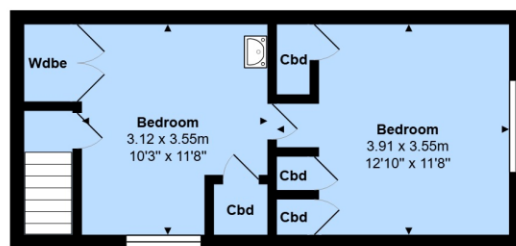
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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



Ground Floor



First Floor



Total Area: 166.3 m² ... 1790 ft²

All measurements are approximate and for display purposes only



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