



Winkworth

for every step...

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

4 2 2

£895,000 *Freehold*

A beautifully presented four-bedroom home, extended and comprehensively refurbished in recent years to a high standard, offering spacious and versatile accommodation throughout. The property is enviably located on one of Friars Cliff's most sought-after roads just a few minutes' walk to the award-winning Avon beach.

KEY FEATURES

- Four double bedrooms, three with fitted wardrobes
- Two ground-floor bedrooms with en-suite shower rooms
- Spacious dining room with fitted storage and velux window
- Well-appointed kitchen with integrated appliances
- Inviting living room with Clearview wood-burning stove
- Patio doors opening onto the rear terrace
- Separate utility room and downstairs wc
- Impressive family bathroom with walk-in shower
- Attractive Resin bound driveway and low-maintenance rear garden



Mudeford

01425 274 444 | mudeford@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

An attractive resin bound driveway leads to a covered entrance porch with glazed door. A further door opens into a welcoming hallway with side aspect window and useful storage for coats and shoes.

To the front of the property are two double bedrooms, each benefiting from an en-suite shower room, with a fitted wardrobe to one.

The generous dining room features a range of fitted cupboards and a Velux window that fills the space with natural light. The thoughtfully designed kitchen offers a flexible layout, breakfast bar to one side, ample cupboard storage and integrated appliances.

A particular highlight is the inviting living room, where a Clearview wood-burning stove sits within an attractive brick fireplace. Patio doors open onto the rear garden, providing a lovely connection between the house and outside space. A useful utility room and separate WC complete the ground-floor accommodation.

Upstairs are two further double bedrooms, both with fitted wardrobes, served by an impressive family bathroom featuring a white suite with roll top bath and a separate walk-in, wet-room-style shower.

The manageable rear garden is finished with artificial grass laid over an Indian stone patio, creating a low-maintenance space for outdoor dining and relaxing. There is also a large garden room which has been split into an office space and beauty room perfect for those wanting to work from home.

The property has previously been run as a successful B&B for a number of years and is listed as #1 in the local area on Tripadvisor. This business could be taken on by the new owner to provide a home with income situation.





Winkworth
for every step...

LOCATION

Located in a premier location the property is only yards 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 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/HIG140162>

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

BCP Council Tax Band: E

EPC rating: C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Total Area: 196.5 m² ... 2115 ft²
 All measurements are approximate and for display purposes only



Mudeford

01425 274 444 | mudeford@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.