



22 Ricardo Crescent, Mudeford, BH23 4BX

£550,000 *Freehold*

A delightful three double bedroom detached bungalow extending to approximately 850 sq. ft., offering excellent scope to extend, modernise and improve, subject to the necessary consents. Occupying a sunny south-facing plot, the property enjoys an attractive aspect and presents an exciting opportunity to create a superb home in one of Mudeford's most desirable locations. No forward chain & vacant possession.

3  1  1 

KEY FEATURES

- Detached bungalow with south facing garden
- Three double bedrooms
- Bright dual aspect living room
- Excellent potential to extend (subject to the necessary planning permissions)
- Clean and well maintained throughout
- Garage and off-road parking
- Superb location just a short stroll from the beach
- Tucked away in a lovely quiet crescent



Mudeford

01425 274444 | mudeford@winkworth.co.uk

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DESCRIPTION

A delightful three double bedroom detached bungalow extending to approximately 850 sq. ft., offering excellent scope to extend, modernise and improve, subject to the necessary consents. Occupying a sunny south-facing plot, the property enjoys an attractive aspect and presents an exciting opportunity to create a superb home in one of Mudeford's most desirable locations.

Ideally positioned within a peaceful residential crescent in this highly sought-after pocket of Mudeford, the property is just a short stroll from the area's award-winning beaches, the picturesque Mudeford Quay and a range of convenient local shopping facilities, making it an ideal choice for those seeking a relaxed coastal lifestyle.

The accommodation includes three double bedrooms, bright dual aspect living room with feature fireplace, fitted kitchen and family bathroom. The property also benefits from a garage with brick-built storage area at the rear.





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 0.6 miles away and picturesque Mudeford Quay just 0.9 miles.

The New Forest National Park is 4.7 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 has 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.

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



<https://www.winkworth.co.uk/sale/property/MUS250135>

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

Council Tax Band: D

EPC rating: E

Services: Mains gas, electric, water and drainage

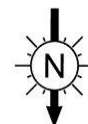
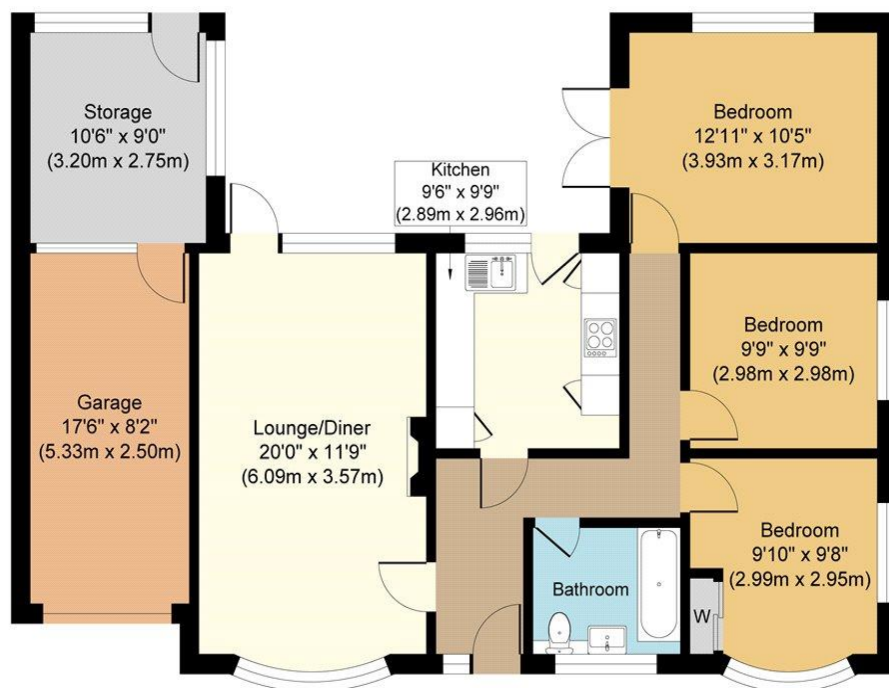
Mobile Network Coverage: Likely outside with all major providers, limited/no coverage from some providers inside.

Broadband Availability: Ultrafast available up to 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		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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



Approximate Floor Area
1093 sq. ft
(101.57 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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