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33 BURE PARK, MUDEFORD BH23 4EF PRICE £285,000 SHARE OF FREEHOLD

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# A two bedroom ground floor flat with garage in block and a short walk to local sandy beaches.

33 Bure Park, Mudeford BH23 4EF

Price £285,000 [Share of Freehold](#)

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## Situation:

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 a short walk away with direct access to the water via a public slipway within a mile.

Christchurch Harbour offers 1000 acres of shallow inland water with a sheltered bay beyond.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch 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. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

This two bedroom ground floor flat is located in the popular Bure Park development, just a short walk from Avon Beach with arguably one of the best positions on the development. The property benefits from a garage, share of freehold and gated access to a path leading to the beach.

The property enjoys a sunny aspect with each room enjoying a good degree of natural sunlight. The accommodation comprises a spacious lounge, kitchen/diner, two double bedrooms and a bathroom.

The garage is in a block (conveniently close to the back door of the flat) and there is also some communal car parking.

There are two sandy beaches a mere 400 yards away that can be accessed via a private locked gate for residents only. The development also has very spacious and well maintained communal gardens.

This is a great opportunity to purchase a two bedroom flat in a fantastic location, close to the beach and a wide range of local shops, pubs, cafes, and various other amenities.

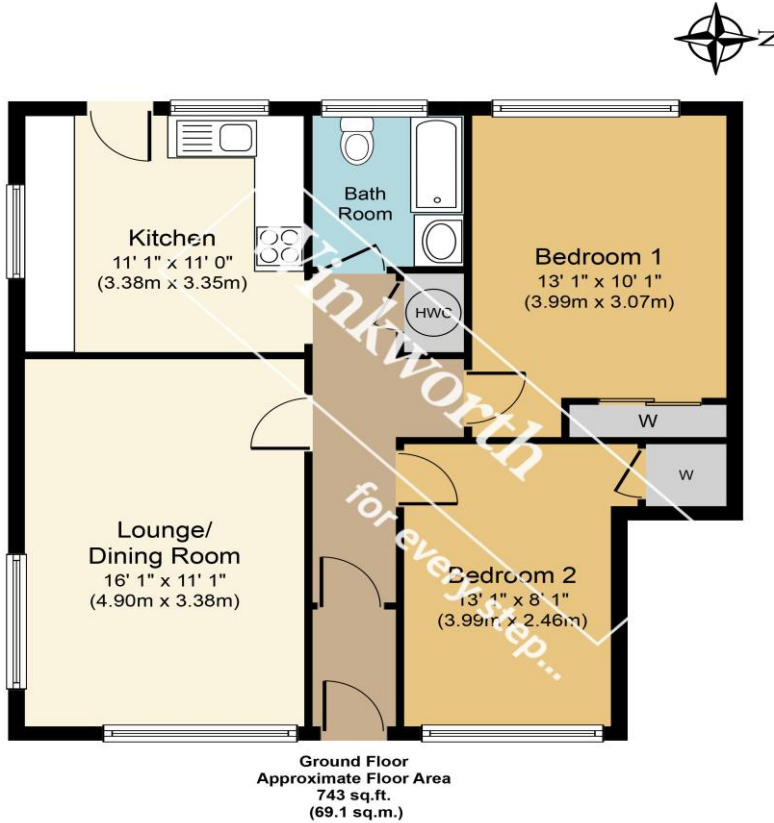
## Summary:

- Two bedrooms
- One reception room
- Kitchen/diner
- Bathroom
- Garage in block
- Share of Freehold
- No forward chain
- Council tax band C

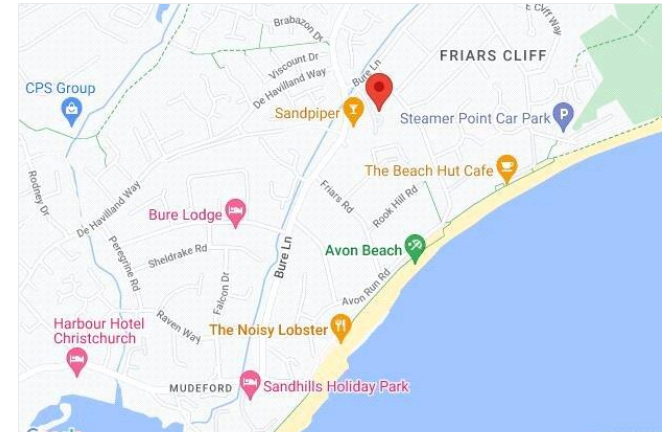
## Directions:

From the Mudeford office turn left onto Mudeford Lane and follow the road into Bure Lane. Take the third turning right onto Bure Lane and first turning right onto Bure Park where the property can be located.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	<b>57</b>	
	EU Directive 2002/91/EC	

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