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FLAT 11, SANDFORD HOUSE, 151 MUDEFORD LANE, BH23 3HR **PRICE: £199,950 SHARE OF FREEHOLD**

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# A well presented top floor flat situated within a purpose built block opposite the Christchurch Harbour Hotel in Mudeford with sun balcony and enjoying stunning harbour views.

Flat 11, Sandford House, 151 Mudeford Lane, BH23 3HR

Price: £199,950

Tenure: Share of freehold

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## Situation:

The property is situated within a mile of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. A short car ride from the property (circa 5 miles) 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 (circa 2 miles) 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.

## Description:

A well presented top floor flat situated within a purpose built block opposite the Christchurch Harbour Hotel in Mudeford with sun balcony and enjoying stunning harbour views;

One spacious double bedroom with fitted double wardrobe and front aspect window.

Open plan kitchen / living area with bay window and door to small sun balcony with stunning views over Christchurch Harbour towards Hengistbury Head.

Separate bathroom comprising bath with shower over, wash hand basin, w.c. and airing cupboard.

The property also benefits from a residents communal parking area with permit and delightful communal gardens.

## At a glance...

- Top floor flat with stunning harbour views
- One double bedroom with fitted wardrobes
- Open plan kitchen/living space
- Sun balcony
- Bathroom & electric heating
- Communal garden
- Residents parking
- No forward chain
- BCP Council Tax Band B

## Agents notes:

Share of freehold

Maintenance/service charge - approx. £1000 per annum paid twice yearly and includes buildings insurance, external/communal maintenance and gardening.

Managing agent – Highcliffe Property Management



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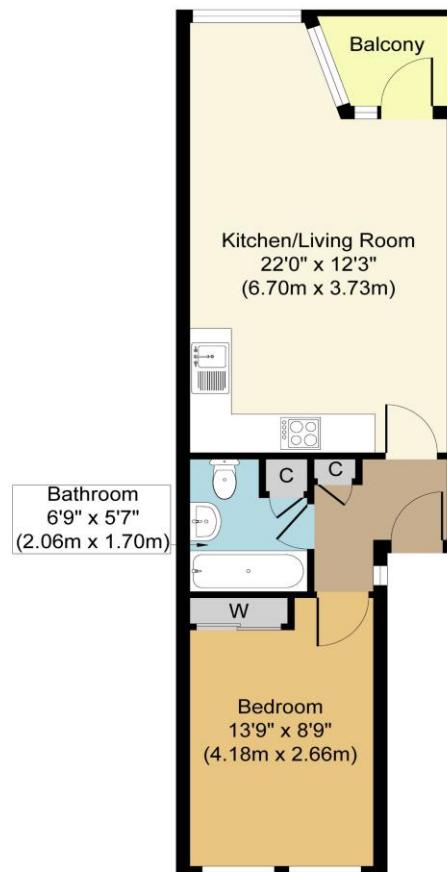
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Top Floor (2nd)  
Approximate Floor Area  
440 sq. ft  
(40.86 sq. m)

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 guarantees as to their operability or efficiency can be given.  
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#### Useful information

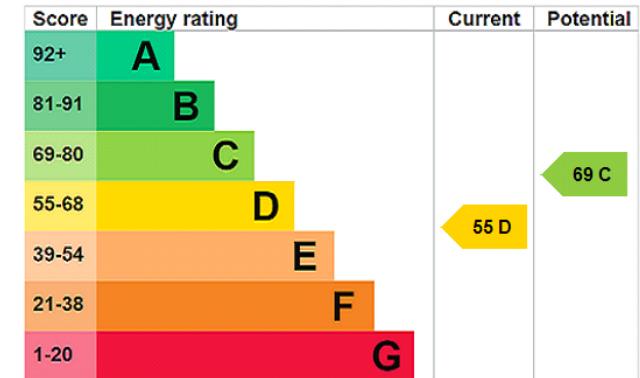
**Services** – Mains Electric, Mains Water & Drainage

**Mobile Network Coverage\*** - Likely outside with all major providers, limited coverage from some providers inside.

**Broadband availability\*** - Ultrafast available up to 1000mps

**Other** – Winkworth are not aware of any other information effecting the sale of the property under “Part C” of material information.

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



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