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18 EAST CLIFF WAY, FRIARS CLIFF, CHRISTCHURCH BH23 4EY PRICE: £1,165,000

Winkworth

for every step...

A beautifully presented house with annexe in this prime Friars Cliff location close to the beach and Steamer Point nature reserve.

18 East Cliff Way, Friars Cliff, BH23 4EY

Price: £1,165,000

Tenure: Freehold

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Situation:

Friars Cliff is beautifully situated with its stunning coastline next to Christchurch Bay and Avon Beach nearby. The New Forest National Park is also within easy reach with its circa 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens.

Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck and (UNESCO world heritage) Jurassic Coast, along with Poole harbour which embraces RSPB Arne (base for BBC Springwatch).

As well as the incredible natural advantages of living in Friars Cliff, the practical reasons are also abundant with an array of easily accessible local amenities, shopping and transport facilities.

Hinton Admiral station is * 2m / 8 mins by car, giving fast rail access to London Waterloo in circa 1 hour and 40 mins. Christchurch has an excellent range of shops, cafes restaurants and supermarkets, including M&S, Waitrose and The Jetty and Chewton Glen.

Local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole are also within easy reach.

Description:

An exceedingly charming, detached house with an annex (which could easily integrate into the main house).

The house has been thoughtfully refurbished throughout and combines traditional and contemporary themes to create a cosy yet practical living space.

The lounge features wood beams and a lovely fireplace and there is also a superb kitchen/dining room to the rear which also leads to an additional formal dining room.

The principal bedroom suite has a Juliet balcony overlooking the pretty rear garden, bedroom two has an extensive range of fitted wardrobes and along with bedroom three, there is also an additional separate shower room.

The annex is well appointed with two bedrooms and a shower room.

Outside, to the front of the house is a good sized brick paved driveway with ample parking. To the rear, the pretty garden is laid to lawn and backing on to Steamer Point Nature Reserve. The popular Beach Hut Cafe on Avon Beach is an *8 minute walk (0.3m) away.

* Source Google Maps.

Summary:

- Detached house close to the beach
- Five bedrooms
- Three bath/shower rooms
- Open plan kitchen/living room
- Breakfast room
- Separate dining room
- Lounge with feature fireplace
- Annexe accommodation
- Landscaped gardens
- Ample off road parking
- BCP Council Tax Band "F"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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