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8 BERESFORD GARDENS, MUDEFORD BH23 3QW PRICE: OFFERS IN EXCESS OF £300,000 **FREEHOLD**

Winkworth

for every step...

Beautifully presented garden flat located in a quiet cul-de-sac close to award winning beaches, Stanpit Marsh nature reserve and has a fantastic orangery at the rear which overlooks the private sunny and secluded garden.

8 Beresford Gardens, Mudeford BH23 3QW

Price: offers in excess of £300,000 Freehold

01425 274 444

mudeford@winkworth.co.uk

Situation:	Description:	At a glance...
<p>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 within walking distance.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Beautifully presented garden flat located in a quiet cul-de-sac close to award winning beaches, Stanpit Marsh nature reserve and has a fantastic orangery at the rear which overlooks the private sunny and secluded garden. Also benefits from a double garage and ample off road parking. Being sold with the freehold and vendors are suited.</p> <p>Two double bedrooms, both with front aspect bay windows.</p> <p>Fitted kitchen with a range of base and eye level units and drawers, rear aspect window, door to a stunning orangery with</p> <p>Spacious lounge with feature fireplace and doors to Orangery.</p> <p>Shower room with walk-in shower and wash hand basin. Separate WC with wash hand basin.</p> <p>Private easy maintenance rear garden at the rear of the flat with five bar gate at the side for access. Detached double garage with up and over door, inspection pit, light and power at the end of the garden.</p> <p>Sold with the freehold, £35 per annum ground rent income from first floor flat which has approx. 123 years remaining on its lease.</p>	<p>➤ Ground floor garden flat</p> <p>➤ Two double bedrooms</p> <p>➤ Lounge</p> <p>➤ Fitted kitchen</p> <p>➤ Shower room & separate WC</p> <p>➤ Stunning orangery</p> <p>➤ Detached double garage at the rear</p> <p>➤ Ample off road parking at the front</p> <p>➤ Private established garden</p> <p>➤ Vendor suited</p> <p>➤ BCP Council Tax Band C</p>

Useful Information

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

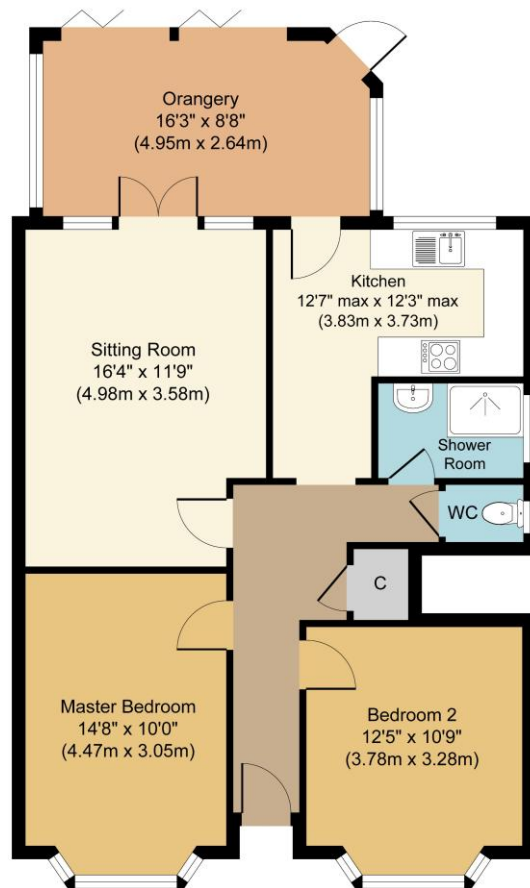
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

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

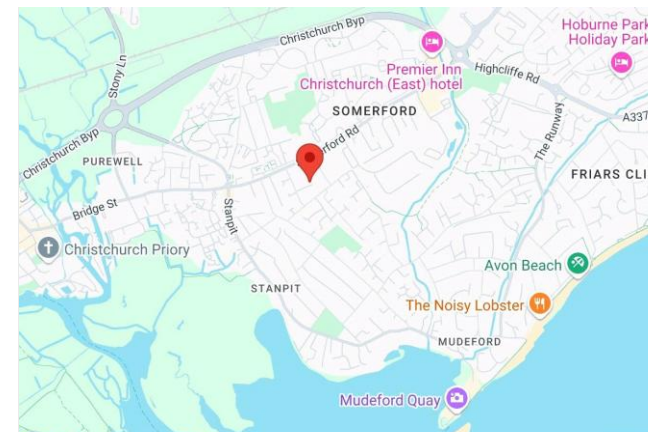
* <https://checker.ofcom.org.uk/> used for information regarding service availability





Ground Floor
Approximate Floor Area
887 sq. ft
(82.40 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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