



Winkworth

for every step...

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5 COASTGUARD WAY, MUDEFORD BH23 3NR PRICE: £575,000 FREEHOLD

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# Fabulous location very well situated just two minute walk from the edge of the harbour. A quiet and unique position with stunning views of the water from the first floor balcony.

5 Coastguard Way, Mudeford BH23 3NR

Price: **£575,000** Tenure: **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 and the pretty Village Cricket Green can be found at one end of the road with direct harbour access via a public slipway round the corner in Argyle Road. Stanpit Marsh nature reserve with its abundant wildlife and walk through to Christchurch town centre is also nearby.

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:

A very well presented three bed terrace house in the heart of Mudeford within walking distance of award winning beaches, Stanpit Marsh nature reserve and the picturesque Mudeford quay. Offered for sale with vacant possession and no forward chain.

The front door opens onto an entrance hall with door to utility room, work surface and cupboards to one side with space and plumbing for washing machine and tumble dryer. Door from hall to cloakroom with front aspect window, WC and wash hand basin.

Lounge/dining room with laminate flooring, sliding patio doors to the garden and serving hatch through to kitchen. The galley style kitchen has been recently fitted with a range of base and eye level units and drawers, inset 4 ring electric hob with extractor hood over and electric oven under, integrated tall fridge/freezer. Rear aspect window and door to the garden.

Stairs rise to the first floor landing with loft hatch providing access to the loft space and door to airing cupboard over the stairs.

The principal bedroom has a built in wardrobe with French doors leading to a spacious Balcony enjoying some views towards Christchurch harbour and Hengistbury head beyond. Bedroom two also has a built in wardrobe and the third bedroom could be used as a home office space.

There is a separate family bathroom with front aspect window, bath with mixer tap and wall mounted rainfall shower, glass shower screen, wash hand basin and WC.

Garage with up and over door, light and power. Wall mounted gas fired boiler. Tarmac driveway providing off road parking for several vehicles.

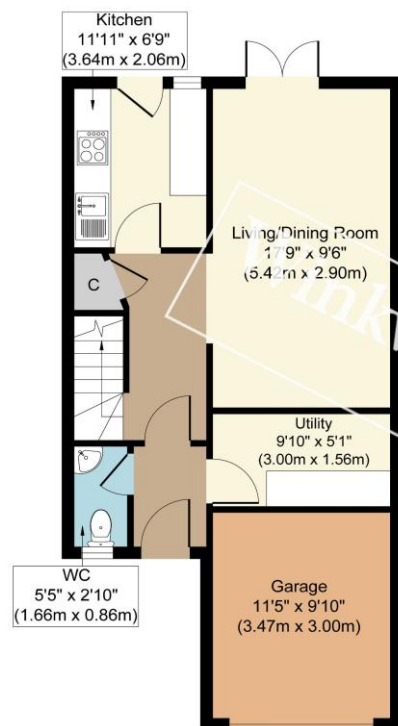
The rear garden has been mainly laid to patio for ease of maintenance with some raised decorative borders. Rear gate provides access to a private residents footpath.

## At a glance...

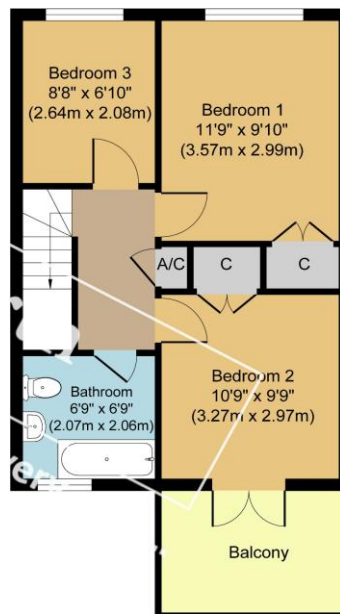
- Very well presented terraced house
- Three bedrooms
- Lounge/dining room
- Fitted kitchen & separate utility room
- Balcony with some harbour views
- Family bathroom
- Garage & off road parking
- Short walk to the picturesque Mudeford quay & award winning beaches
- Mudeford Cricket Green at the end of the road
- Public slipway access to Christchurch harbour nearby
- BCP Council Tax Band ="D"







**Ground Floor**  
Approximate Floor Area  
519 sq. ft  
(48.22 sq. m)



**First Floor**  
Approximate Floor Area  
429 sq. ft  
(39.84 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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#### 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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