



1A Lingwood Avenue, Mudeford, Dorset, BH23 3JS

£725,000 *Freehold*



An immaculately presented detached coastal-style chalet offering nearly 1,700 sq. ft. of beautifully extended and refurbished accommodation in the heart of Mudeford. Excellent location with the picturesque Mudeford quay, award winning beaches and village Cricket pitch all nearby.

KEY FEATURES

- Detached chalet bungalow offering nearly 1,700 sqft
- Stunning open plan kitchen/dining/living room with bi-fold doors to the patio and garden area
- Two upstairs bedrooms with fitted wardrobes
- Family bathroom
- Ground floor cloakroom
- Self-contained one bedroom annexe
- Large driveway and EV charging point
- Viewing highly recommended



Mudeford

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DESCRIPTION

An immaculately presented detached coastal-style chalet offering nearly 1,700 sq. ft. of beautifully extended and refurbished accommodation in the heart of Mudeford.

The property features a stunning open-plan kitchen, dining and living space with a feature log burner and bi-folding doors opening onto the wraparound patio and private, low-maintenance rear garden. The contemporary kitchen includes integrated appliances and a central island.

Upstairs are two generous double bedrooms with fitted wardrobes and a stylish four-piece family bathroom, complemented by a separate ground-floor cloakroom.

A particular feature is the self-contained one-bedroom annexe with its own courtyard garden, providing excellent potential for holiday letting, home working, guest accommodation or independent living for a teenager or relative.

Outside, there is ample driveway parking with an EV charging point, a spacious patio and a large storage shed.

Ideally situated within walking distance of local schools, Fisherman's Bank, Stanpit Marsh Nature Reserve, Mudeford Quay and Avon Beach (all within 1200 meters).

Viewing is highly recommended to fully appreciate the space, versatility and quality of this exceptional coastal home.



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LOCATION

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 within a mile, and the New Forest National Park, is just 5 miles away offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch (1.9 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.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MUS260007>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Council Tax Band: E

EPC rating: D

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 5500mbps

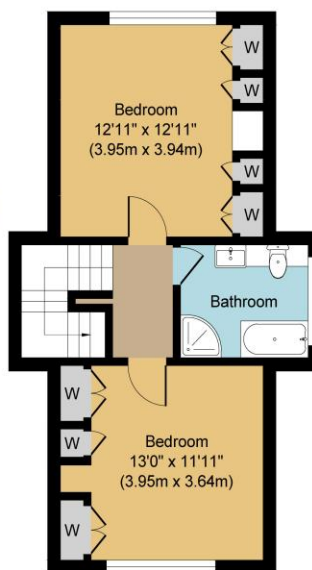
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

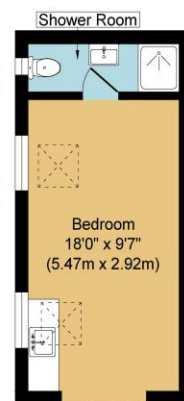
* <https://checker.ofcom.org.uk/> used for information regarding service availability



Ground Floor
Approximate Floor Area
 967 sq. ft
 (89.81 sq. m)



First Floor
Approximate Floor Area
 461 sq. ft
 (42.81 sq. m)



Annexe
Approximate Floor Area
 205 sq. ft
 (19.03 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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