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15 Bure Haven Drive, Mudeford, Christchurch, BH23 4BS

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£525,000 *Freehold*

A well presented two double bedroom detached bungalow occupying a pleasant position in the highly sought-after Bure Haven Drive, ideally located within easy reach of the picturesque Mudeford Quay and award winning beaches. Offered with no forward chain.

KEY FEATURES

- Well presented detached bungalow
- Highly sought-after Bure Haven Drive location
- Approximately 873 sq ft of accommodation
- Spacious 21'11" lounge/dining room
- Two generous double bedrooms
- Modern walk-in shower room
- Private lawned rear garden
- Detached 17'7" garage



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DESCRIPTION

A well presented two double bedroom detached bungalow occupying a pleasant position in the highly sought-after Bure Haven Drive, ideally located within easy reach of the picturesque Mudeford Quay and sandy Avon Beach.

The property offers bright and well-proportioned accommodation extending to approximately 873 sq ft, together with a detached garage of approximately 159 sq ft. The bungalow has been well maintained and provides comfortable accommodation as it stands, whilst also offering an excellent opportunity for a purchaser wishing to update and personalise a home in this desirable coastal location.

An entrance porch opens into a spacious central hallway providing access to the principal rooms. The generous lounge/dining room measures approximately 21'11" x 12'6" (6.69m x 3.81m) and enjoys plenty of natural light from windows to the front and side. French doors provide direct access to the garden, while a feature fireplace creates an attractive focal point to the room.



The separate kitchen measures approximately 12'11" x 10'11" (3.93m x 3.34m) and is fitted with a comprehensive range of wall and base units, work surfaces and appliance space.

There are two excellent double bedrooms. Bedroom one measures approximately 13'2" x 12'11" (4.02m x 3.93m) and benefits from fitted wardrobes, while bedroom two measures approximately 12'11" x 11'3" (3.93m x 3.42m). The accommodation is completed by a modern shower room measuring approximately 6'6" x 5'10" (1.98m x 1.77m), fitted with a large walk-in shower, wash hand basin with storage and WC.

Outside

The property occupies a pleasant plot with lawned gardens surrounding the bungalow and a private enclosed rear garden. The rear garden is predominantly laid to lawn with paved pathways and patio areas, established planting and fenced boundaries, providing an attractive and manageable outside space.

A useful, detached garage measures approximately 17'7" x 9'0" (5.37m x 2.75m) and provides excellent additional storage or secure parking.





LOCATION

Bure Haven Drive is a particularly popular residential road in Mudeford, conveniently positioned for the area's coastline, beaches and harbour.

The award winning Avon Beach and picturesque Mudeford Quay are both within easy reach. Avon Beach offers a sandy beach together with cafés, a restaurant and watersports facilities, while Mudeford Quay provides access to Christchurch Harbour and the seasonal ferry across to Mudeford Sandbank and Hengistbury Head.

The historic town centre of Christchurch is approximately two miles away and provides an excellent range of shops, cafés, restaurants and other amenities, together with a mainline railway station offering services towards Bournemouth, Southampton and London Waterloo.

Viewing is highly recommended to appreciate the accommodation, corner plot position and excellent coastal location offered by this detached bungalow.

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



<https://www.winkworth.co.uk/sale/property/HIG260146>

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: D

EPC rating: D

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

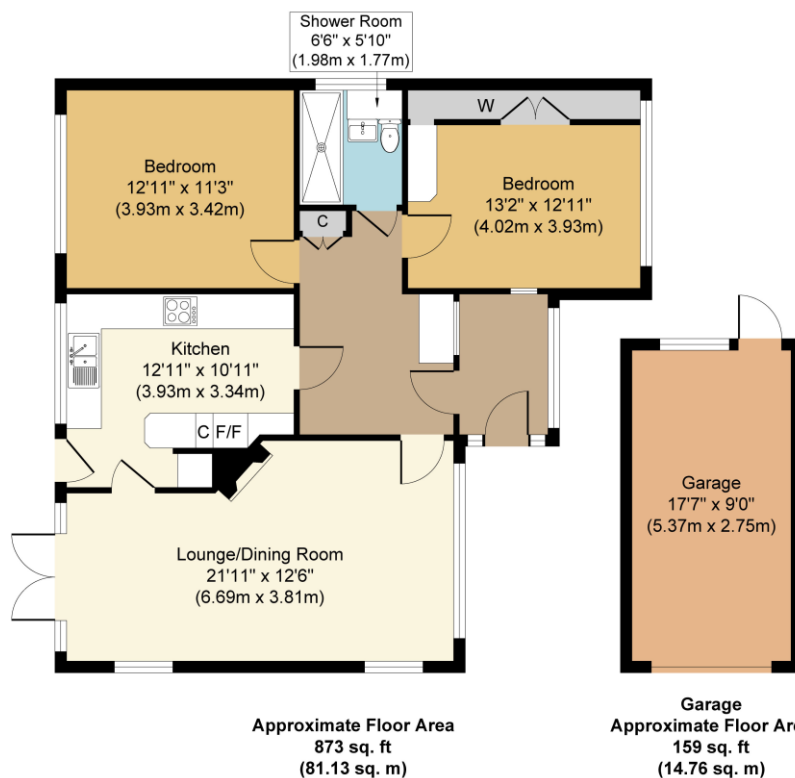
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

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		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		
			82 B

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



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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