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12A ANCHOR CLOSE, MUDEFORD, BH23 4AJ PRICE: £650,000 FREEHOLD

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Recently refurbished and beautifully presented end terrace house very well situated between award winning Avon Beach and the picturesque Mudeford quay. This stunning house backs onto the bubbling Bure Brook and would make the perfect home by the sea.

12a Anchor Close, Mudeford, Christchurch, BH23 4AJ

Price: £650,000

Tenure: Freehold

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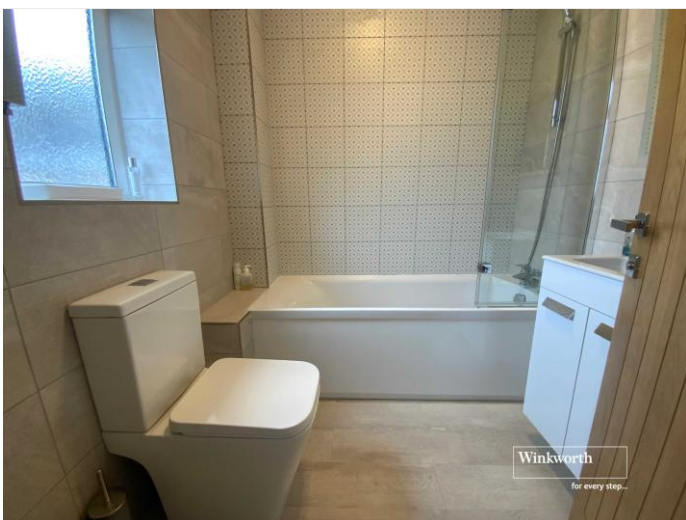
Location:	Description:	At a glance...
<p>This stunning home is very well situated circa 500 meters from the award-winning Avon Beach and the picturesque Mudeford Quay. Steamer Point Nature Reserve and Stanpit Marsh Nature Reserve are within easy reach (circa 1 mile).</p> <p>Also nearby is the New Forest National Park (circa 5 miles) offering some of the country's most stunning countryside. The nearby town of Christchurch (circa 2 miles) with its picturesque quay has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield in Bournemouth.</p> <p>Christchurch and Hinton Admiral stations provide regular train services to Bournemouth, Southampton, Clapham Junction and London Waterloo.</p>	<p>Recently refurbished and beautifully presented end terrace house very well situated circa 500 meters from award winning Avon Beach and the picturesque Mudeford quay. This stunning house backs onto the bubbling Bure Brook and would make the perfect home by the sea.</p> <p>The ground floor includes two bedrooms, separate shower room, utility room and an integral garage with roller door.</p> <p>Stairs rise to the first floor where there is a further double bedroom, en suite bathroom, separate cloakroom, fitted kitchen with some integrated appliances, lounge/dining room and patio doors to a south facing sun balcony.</p> <p>There is a delightful south facing garden at the rear of the property with raised composite decking area, side gate for access and a lawned area.</p> <p>The property also has its own small shingle beach area allowing easy access to the bubbling Bure Brook.</p>	<ul style="list-style-type: none">➤ Beautifully presented end terrace house➤ Three bedrooms➤ Lounge/dining room➤ Fitted kitchen➤ En suite bathroom to the principal bedroom➤ Separate shower room and separate cloakroom➤ Integral garage & utility room➤ South facing garden and sun balcony➤ Backing onto the Bure Brook➤ Circa 500 meters to award winning Avon Beach and the picturesque Mudeford quay➤ Offered for sale with no forward chain➤ BCP Council Tax Band = "E"



Agents notes:

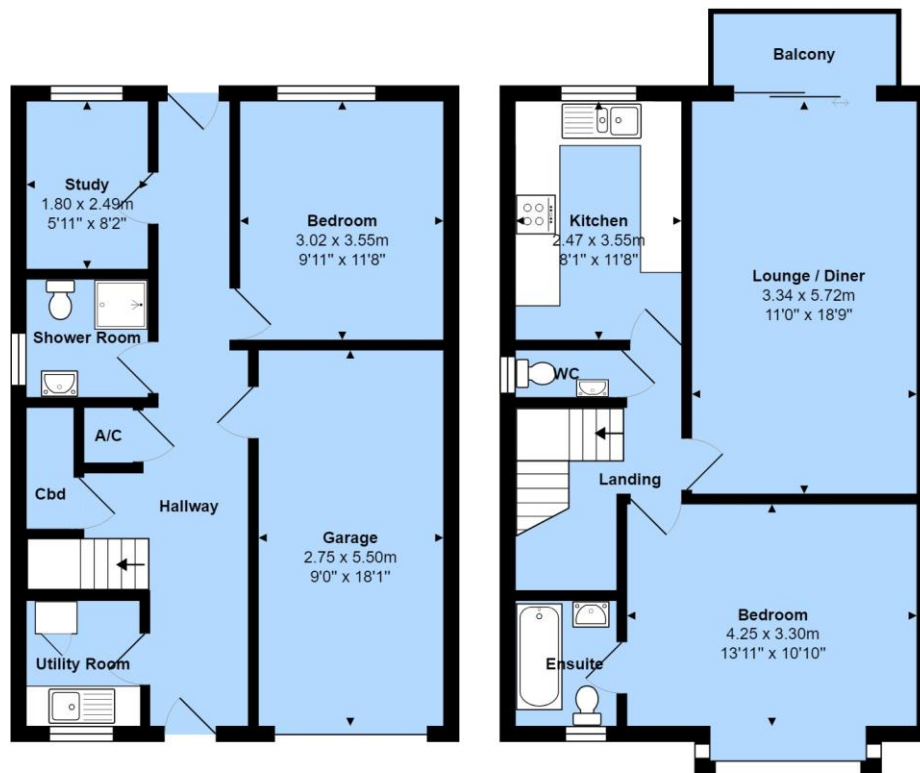


- There are 31 properties within this mid 1980's development, each of which are owned freehold/fee simple by various individuals. There are no leasehold-owned properties within the development.
- The freehold of each owned property ends at the building line of each property.
- The grounds beyond the building line of each property are owned freehold by Slatemark Residents Association Limited (Co.No. 01781274), a company which was incorporated in December 1983 to manage these communal grounds.



- Day-to-day management of the communal grounds by Slatemark involves, e.g. grass cutting, weed killing, biennial communal tree care, care of 2 communal car park lights (including 5-yearly EICR inspections & certificates), Health & Safety inspections and such like.
- Slatemark has to ensure free access to all the 31 residents' properties at all times.
- Each of the 31 freeholders has 1 share in Slatemark Residents Association Ltd and therefore has 1/31 ownership of the freehold of the communal grounds.
- There are Annual General meetings at which the annual Service Charge is set/discussed. In 2024/2025, the annual Service Charge was £248.





Ground Floor

First Floor



Total Area: 114.5 m² ... 1232 ft²

All measurements are approximate and for display purposes only



Useful Information

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

Mobile Network Coverage* – Likely outside with all major providers, limited/no coverage 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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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