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FLAT 1, DE HAVILAND HOUSE, 4 CURLEW ROAD, MUDEFORD BH23 4DB **£239,950 SHARE OF FREEHOLD**

Winkworth

for every step...

Spacious and well presented upper ground floor flat with two double bedrooms, sun balcony and share of the freehold. The award winning Avon Beach and picturesque Mudeford quay are within a mile of the property. Offered chain free.

Flat 1, De Haviland House, 4 Curlew Road, Mudeford BH23 4DB

Price: **£239,950**

Tenure: **Freehold**

01425 274444

mudeford@winkworth.co.uk

Description:

Spacious and well presented upper ground floor flat with two double bedrooms, balcony and share of the freehold. The award winning Avon Beach and picturesque Mudeford quay are within a mile of the property.

The property is located within 2 miles of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. The highly rated Mudeford Junior (circa 0.5 of a mile) & Infant (circa 0.8 of a mile) Schools are also close by and viewing comes highly recommended, not only to appreciate the property's excellent location but also the size of the accommodation on offer.

The flat is situated within a purpose built block with a small set of stairs leading to the upper ground floor. The front door leads through to the entrance hall which has a useful storage cupboard.

The lounge/dining room is a particularly bright room with a large window to a south-easterly aspect. A door leads out onto the balcony.

From the lounge a door leads through to the kitchen which has a range of base and eye-level units and drawers. Integrated appliances include an electric oven and hob, waste disposal unit, washer/dryer, dishwasher and fridge

freezer. There is a fitted spice rack as well as a window overlooking the communal gardens.

This property benefits from two double bedrooms. Bedroom one has a built-in double wardrobe.

The family bathroom is tiled and has been recently fitted with a suite comprising w.c., wash hand basin and bath with shower attachment over. Extractor fan.

The flat also benefits from an allocated underground parking space, storage/bike shed and some fitted blinds. Lift access from the underground parking area. There is a further visitors' car parking area to the front of the building.

De Haviland House is surrounded by communal gardens to all 4 sides which are laid mainly to lawn.

Useful information

Services – Mains Electric, Mains Water & Drainage

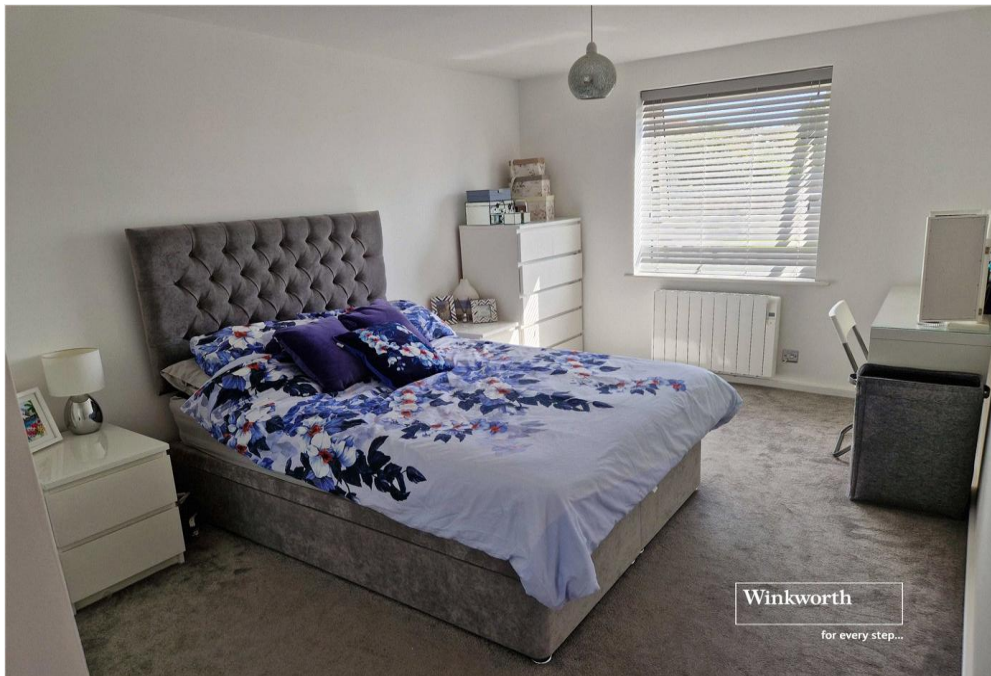
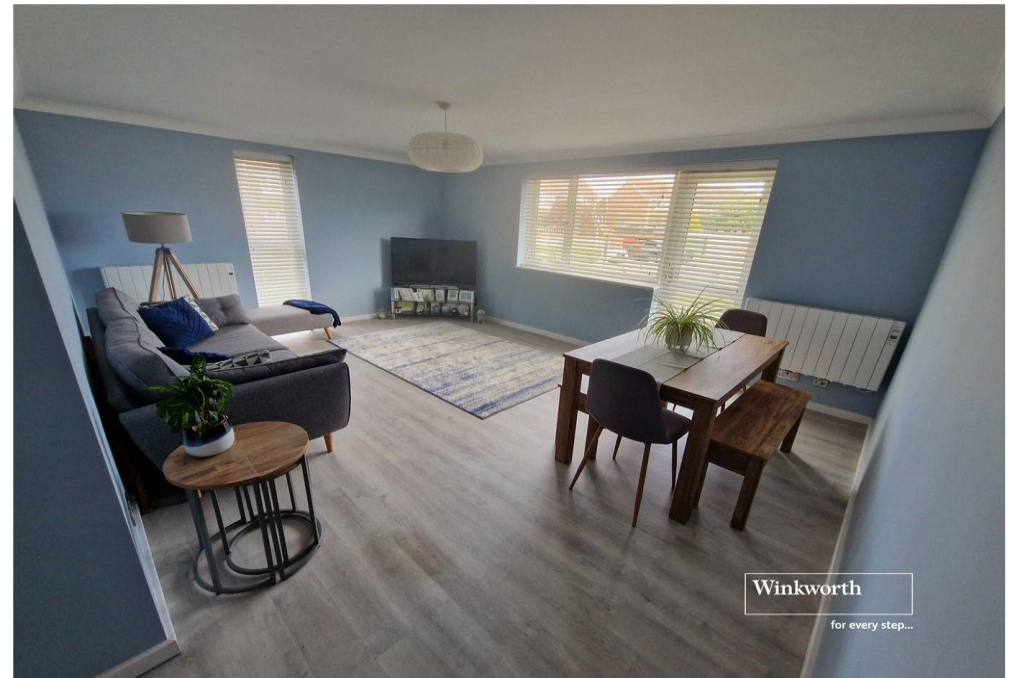
Mobile Network Coverage* - Likely outside with all major providers, limited coverage from some providers inside.

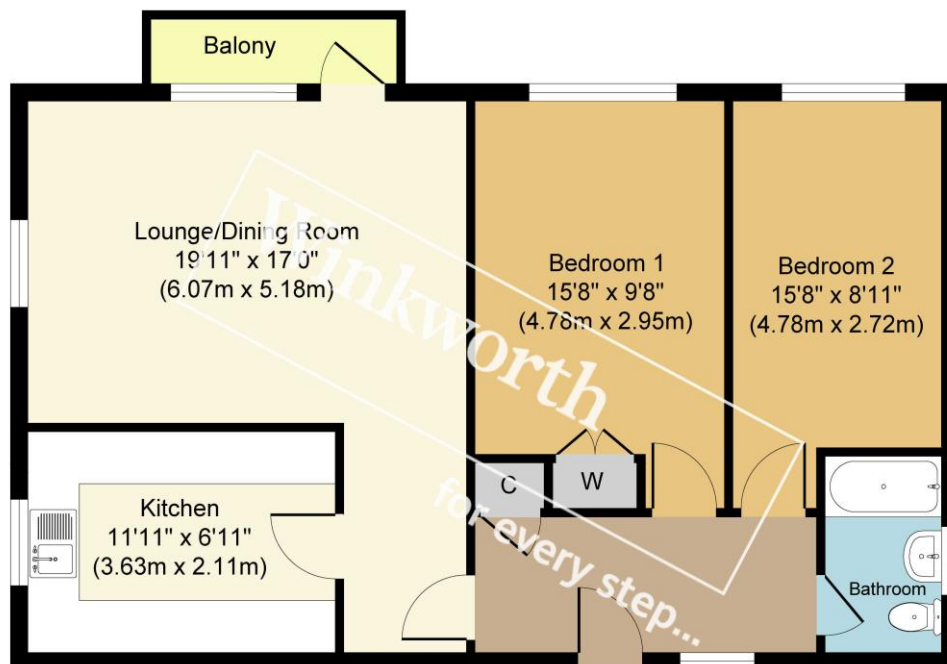
Broadband availability* - Ultrafast available up to 1000mps

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

At a glance...

- Well presented upper ground floor flat
- Excellent location within a mile of award winning beaches and the picturesque Mudeford quay
- A few metres from Mudeford Wood and circa 0.5 of a mile from Mudeford junior school
- Two double bedrooms and family bathroom
- Lounge/dining room with sun balcony
- Fitted kitchen with a range of integrated appliances
- Underground parking space, bike shed & visitor parking
- Lift access from the underground parking area
- Offered with no forward chain
- BCP Council Tax Band: "C"
- Maintenance/service charge is approx. £1788 p.a. (£447 per quarter).





Flat 1
Approximate Floor Area
751 sq. ft
(69.80 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		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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