



24 Inveravon, Mudeford, Dorset, BH23 3NU

£699,950 *Freehold*

Enviably located on this exclusive harbourside development, this impressive three-storey end-terrace town house offers approximately 1,350 sq. ft. of beautifully arranged accommodation, including three double bedrooms and three shower rooms.

KEY FEATURES

- Lovely views of Christchurch Harbour
- Excellent accommodation of approximately 1,250 sq. ft.
- South-facing 16' sun balcony
- Large first-floor living space with stunning views
- Two off-road parking spaces
- Courtyard garden with gated access for boat storage
- Use of residents' Dinghy park & slipway
- Annual maintenance charge of approximately £325



Mudeford

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DESCRIPTION

An enviably positioned three-storey end-terrace town house situated within the exclusive Inveravon harbourside development.

Offering approximately 1,350 sq ft of well-proportioned accommodation, the property enjoys lovely views towards Christchurch Harbour and is ideally placed for Mudeford Quay, local restaurants and the beach.

The accommodation includes three double bedrooms (one on the ground floor and two on the top floor), three shower rooms (two on the top floor and one on the ground floor) and a spacious first-floor open plan kitchen/living area opening onto a south-facing sun balcony.

The living area enjoys plenty of natural light coming in from the balcony and side windows with space for a dining room table, chairs and two sofas.

The integral garage has been converted into a Cinema room/playroom which has been fully insulated with remaining store at the front. There is also a spacious entrance hall on the ground floor along with the bedroom, shower room and access to the garden.

Outside, there is a gated courtyard garden providing additional boat storage and two off-road parking spaces at the front. To the side is an area of communal residents parking.

Residents also benefit from the use of a private Dinghy park and slipway situated opposite the property, making this an excellent permanent coastal home or holiday retreat.

Tenure: Freehold

Maintenance Charge: approx. £325 per annum





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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 (0.7 of a mile) easily accessible. The picturesque Mudeford Quay (0.7 of a mile) and Christchurch Harbour Hotel is close by.

A short car ride from the property is the New Forest National Park (5 miles) offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch (2 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/MUS250105>

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: F

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		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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



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