



52 East Cliff Way, Friars Cliff, BH23 4EY

£850,000 *Freehold*

4  3  2 

KEY FEATURES

- Detached chalet style bungalow
- Approximately 2000 sq ft of accommodation
- Garage & generous off-road parking
- Four double bedrooms & two reception rooms
- Separate study/home office
- Two bath/shower rooms
- Well-proportioned kitchen/breakfast room & separate utility room



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DESCRIPTION

The property is situated in the sought-after coastal area of Friars Cliff, close to Friars Cliff and Avon beaches. Nearby Steamer Point Nature Reserve offers attractive woodland and coastal walks towards Highcliffe Castle, while the promenade leads west towards Mudeford Quay, providing an excellent setting for enjoying the coastline and outdoor activities.

This chalet style bungalow provides a particularly versatile layout, making it well suited to a range of buyers including families, those looking for flexible living space, or purchasers seeking accommodation with the convenience of a bedroom on the ground floor.

The ground floor features a porch and welcoming entrance hall, two separate reception rooms, a useful study, fitted kitchen/breakfast room, utility room, family bathroom and a ground-floor double bedroom.

The principal reception room enjoys a pleasant outlook through the attractive bay-style window, while the second reception room

provides excellent flexibility as a sitting room, dining room, family room or additional entertaining space.

The first floor provides three further bedrooms, all of good proportions, together with a shower room and useful storage areas.

Externally, the property benefits from a generous area of off-road parking, with a detached garage positioned to the rear side. The established planting and mature shrubs provide an attractive setting to the front of the property, while the extensive driveway offers considerable practicality for multiple vehicles.

At the rear is a generous garden with stone paved patio to the immediate rear, central lawn area and then mature fruit & vegetable garden towards the rear.

Overall, this is an unusually spacious and adaptable home offering four bedrooms, two reception rooms, study, kitchen, utility, two bathrooms, detached garage and substantial parking, all within a desirable coastal setting.



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LOCATION

The house is situated just 0.6 miles from the beautiful Avon Beach and Friars Cliff Beach, and the unspoilt coastline of Mudeford Quay and Steamer Point Nature Reserve are a short distance away.

A short journey from the property is the New Forest National Park, *4.4 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

The town of Christchurch with its picturesque quay is *3.2 miles away and has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield at Bournemouth. Also, Highcliffe Castle and the village of Highcliffe is just *1.1 miles away which offers an array of cafes, restaurants and shops.

Hinton Admiral train station is 2 miles away and provides services along the Weymouth to London Line. Bournemouth and Southampton Airports are also within easy reach.

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.

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



<https://www.winkworth.co.uk/sale/property/MUS260157>

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

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



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