


# Seaside Lodge, 5 Island View Avenue, Friars Cliff, Christchurch, Dorset, BH23 4DS

**£975,000** *Freehold*

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A rare opportunity to purchase this very well situated detached coastal residence set just under 200 metres from award winning Avon beach. Carriage driveway, double garage & established south west facing garden.

## KEY FEATURES

- Three first floor double bedrooms
- En suite to the master & separate family bathroom
- Ground floor bedroom four/separate dining room
- Spacious lounge with feature fireplace
- Fitted kitchen/breakfast room
- Conservatory
- Integral double garage & carriage driveway
- Established south west facing garden
- Immaculate presentation







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## SITUATION

The property is very situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with the award winning Avon Beach just 200 metres away and picturesque Mudeford Quay very close by. A short car ride from the property is the New Forest National Park (circa 5 miles) offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch (circa 2 miles) has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

## DESCRIPTION

This very well situated detached chalet style home is presented in immaculate condition throughout.

Three first floor double bedrooms, galleried landing and study area. En suite shower room to the master bedroom and separate family bathroom. Plenty of eaves storage.

Well fitted kitchen/breakfast room with some integrated appliances, door to the garage.

Spacious living room with feature fireplace and doors to the garden and conservatory.

Separate dining room/ground floor bedroom four with cloakroom that could potentially become a second en suite shower room.

Integral double garage with rear door and utility area, carriage driveway providing ample off road parking space.

Well stocked and established south west facing garden with patio area to one side, pergola and gardeners shed.

Very short walk to award winning beaches (circa 200 metres) and close to the picturesque Mudeford Quay (circa 1000 metres)

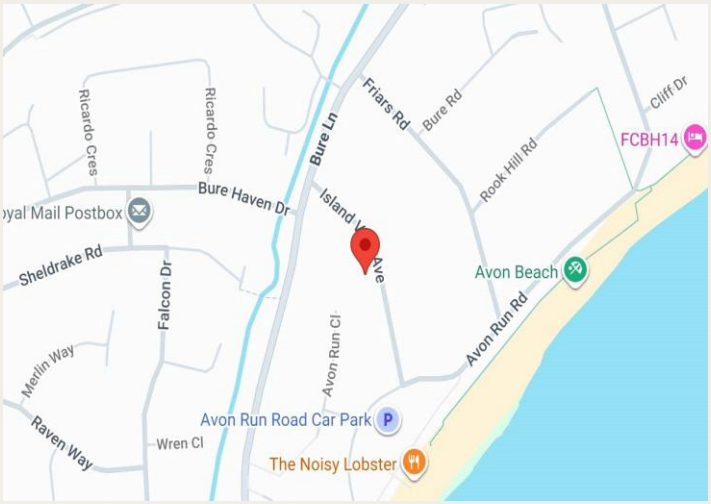








## LOCATION




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

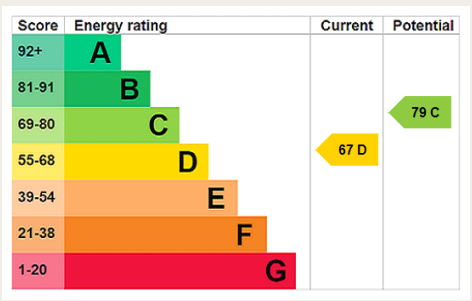
https://www.winkworth.co.uk/sale/property/MUS230155

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

**Tenure:** Freehold
**Council Tax Band:** F
**EPC rating:** D
**Listed status:** Property is not listed

**Services:** Mains gas, electric, water and drainage
**Mobile Network Coverage:** Likely outside with all major providers, limited/no coverage from some providers inside.
**Broadband Availability:** Ultrafast available up to 1000mbps






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