

6 Inveravon, Mudeford, Christchurch, Dorset, BH23 3NU

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£675,000 *Freehold*

A truly exceptional townhouse offering simply stunning accommodation, beautifully finished throughout and enviably positioned on the edge of Christchurch Harbour. This impressive home benefits from direct access to the water via a communal dinghy park and slipway, making it an ideal choice for those seeking a wonderful waterside lifestyle.

KEY FEATURES

- Truly exceptional townhouse
- Four bedrooms
- Stunning open plan kitchen/lounge/diner
- Front & rear balconies
- Utility room & ground floor shower room
- Family bathroom
- Private rear garden
- Useful storage room
- Communal Dinghy Park & private slipway





Mudeford

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DESCRIPTION

A simply stunning home, offering beautifully presented, bright and airy accommodation throughout, thoughtfully designed to make the very most of its attractive townhouse layout.

The ground floor provides an impressive open-plan living, kitchen and dining area, creating a wonderful space for both everyday living and entertaining. Bi-folding doors open directly onto the courtyard garden, seamlessly connecting the inside with the outside. The stylish kitchen is fitted with an extensive range of cupboards, complemented by quartz work surfaces and a comprehensive range of integrated Siemens appliances.

The living area is particularly impressive, featuring a delightful, glazed roof which floods the room with natural light and enhances the feeling of space. Also on the ground floor is a useful utility room and a modern shower room, providing the perfect place to freshen up after returning from the water.

On the first floor are two double bedrooms. The principal bedroom is positioned to the rear and is a generous double, benefiting from a superb private balcony. The second double bedroom features fitted wardrobes and provides access to a further balcony, which is also accessible from the hallway and enjoys the last of the evening sunshine.

The second floor provides two further bedrooms, including another generous double bedroom to the rear with fitted wardrobes, together with a further bedroom to the front. A modern and well-appointed family bathroom completes the accommodation.

Outside, the beautifully designed courtyard garden provides a private and low-maintenance setting, ideal for relaxing, entertaining and enjoying al fresco dining.

The highly regarded Inveravon development also benefits from excellent waterside facilities, including a communal dinghy park, with each resident having an allocated space for a dinghy or similar craft. There is also use of the communal slipway and social areas, providing a fantastic opportunity to enjoy the unique waterside lifestyle on offer.







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 (circa. 0.7 of a mile) easily accessible. The picturesque Mudeford Quay (circa. 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 (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.

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/HIG260130

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

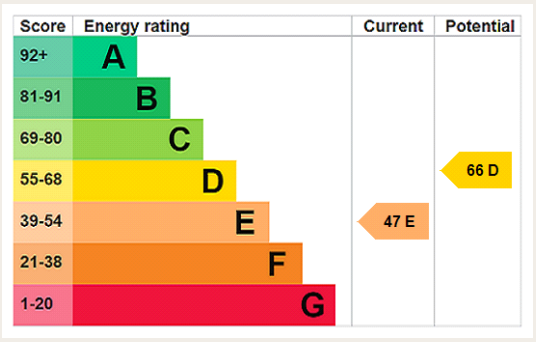
Council Tax Band: E

EPC rating: E

Maintenance Charge: £325 pa - covers communal areas

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.

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







Total Area: 134.3 m² ... 1445 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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