

HUMPHREYS & ORR

Leading Agent
for Mudeford, Friars Cliff and Surrounding Areas



**4 ORESTES GATE, 19 VIKING WAY, MUDEFORD, CHRISTCHURCH, DORSET BH23 4AQ
PRICE £725,000 - COUNCIL TAX BAND 'G'**



**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS SOLE AGENTS
HUMPHREYS & ORR AS ABOVE**

An opportunity to acquire this superb **THREE STOREY TOWN HOUSE** situated on this select development occupying a prime position within the Mudeford Quay conservation area and enjoying panoramic views across the harbour to Hengistbury Head and the Purbeck hills beyond. Renowned local amenities include the picturesque Mudeford Quay with its excellent boating and fishing facilities. Sandy Avon and Friars Cliff beaches. Delightful coastal walks. Stanpit Marsh Nature Reserve which in turn adjoins the harbour and the nearby New Forest. Principal towns nearby include the historic Priory town of Christchurch which also benefits from Marks & Spencer and Waitrose Supermarket . In the other direction the coastal town of Highcliffe on sea.

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The Sainsbury Superstore is located adjacent to the Somerford roundabout, and there are local shops within the general Mudeford area. Bus services pass along the main Mudeford road close to the property.

Orestes Gate is a small development of five spacious town houses built by Mansell Homes, with external colour washed elevations under a tiled roof. Heating is supplied by a gas fired Central heating system and the property also benefits from double glazed windows.

Services: All main services are connected, however these together with any heating or domestic appliances that may be included in this sale have not been tested by this Agency.

SUMMARY OF ACCOMMODATION:

**ENTRANCE DOOR GIVING ACCESS TO ENTRANCE HALL * CLOAKROOM *
SPACIOUS KITCHEN/DINING ROOM * GROUND FLOOR STUDY/BEDROOM 4 *
STAIRCASE GIVING ACCESS TO FIRST FLOOR LANDING *
LOUNGE * BALCONY * BATHROOM AND WC * BEDROOM THREE *
STAIRCASE TO SECOND FLOOR LANDING * MASTER BEDROOM * EN-SUITE *
BATHROOM * TWO BEDROOMS WITH EN-SUITE SHOWER ROOMS *
OUTSIDE: SINGLE GARAGE WITH UP AND OVER DOOR *
ADDITIONAL PARKING AT THE FRONT OF THE PROPERTY**

The spacious well planned accommodation **VIEWING OF WHICH IS HIGHLY RECOMMENDED** comprises with the following approximate measurement:

OPEN ENTRANCE PORCH Entrance door giving access to:

ENTRANCE HALL Double radiator. Ceramic tiled floor. Telephone point.

CLOAKROOM Fully tiled. Newly fitted white suite comprising: Vanity unit, monobloc mixer tap. Chromium style double cupboard under. Low level WC suite. Chromium style heated towel rail/radiator. Mirror fronted medicine cabinet. Cupboard housing recently installed 'Keston Qudos 28H' gas fired central heating boiler. Ariston hot water cylinder.

EXCELLENT KITCHEN/DINING ROOM 23ft max. into recess x 13ft 6ins narrowing to 7ft. Comprising: Inset double bowl stainless steel single drainer sink, matching mixer tap. Range of fitted floor and wall units. Tiled work surfaces. Ceramic tiled floor. Plumbing for automatic washing machine. Space for fridge/freezer. Large feature wall mural of sails. **VIEW OF MUDEFORD HARBOUR & HENGISTBURY HEAD.** Double glazed sliding patio doors giving access to patio and communal gardens.

STUDY/GROUND FLOOR BEDROOM FOUR 11ft 2ins x 9ft 6ins. Range of built-in wardrobes with inset shelving. Ceramic tiled floor. Double radiator. Telephone point. Electric points.

STAIRCASE TO FIRST FLOOR LANDING: Central heating thermostat.

LOUNGE 19ft 6ins x 13ft 6ins DELIGHTFUL VIEWS OF MUDEFORD HARBOUR & HENGISTBURY HEAD. Inset 'Living Flame' gas fire. Double radiator. Electric points. TV aerial point. Sliding double glazed patio door giving access to:

SUN BALCONY with DELIGHTFUL VIEWS



BEDROOM THREE 13ft 8ins x 11ft 4ins. Excellent range of built-in wall-to-wall wardrobes. Radiator. Electric points.

BATHROOM Newly fitted with white suite. Fully tiled. Comprising: Panelled bath. Bath tap & separate mixer tap. Hand rail. Large plumbed in shower spray. Retractable shower screen. Vanity unit with wash hand basin, monobloc mixer tap, chromium style double cupboard under. Chromium style wall mounted radiator/towel rail. Low level WC. Cupboard housing radiator.

STAIRCASE GIVING ACCESS TO SECOND FLOOR LANDING:

Double radiator. Hatch to roof space.

BEDROOM TWO 13ft 6ins x 13ft 6ins. Open gable style panelled ceiling with storage area. Radiator. Electric points.

NEWLY INSTALLED SHOWER ROOM Fully tiled. Large walk-in shower cubicle. Shower mixer and spray. Vanity unit with inset wash hand basin, monobloc mixer tap, chromium style double cupboard under. Mirror fronted medicine cabinet over. Wall mounted radiator.

MASTER BEDROOM 16ft 6ins x 13ft 6ins. HARBOUR VIEW. Excellent range of built-in wardrobes. Chest of drawers. Radiator. Electric points. Open gable style panelled ceiling.

NEWLY INSTALLED EN-SUITE BATHROOM.. Fully tiled. White suite comprising panelled bath, bath mixer and large shower spray. Hand rail. Retractable shower screen. Vanity unit with inset wash hand basin. Mixer tap, chromium style double cupboard under. Mirror fronted medicine cabinet over. Wall mounted chromium style heated radiator/ towel rail. Low level WC suite.

OUTSIDE: Single garage with up-and-over door. Additional parking to the front of the property. Attractive communal gardens bordered by the Bure Brook. Communal access Gate to Mudeford Quay.

PRICE £725,000

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