

**‘SEAWARDS’ 13 AVON RUN CLOSE, FRIARS CLIFF, CHRISTCHURCH,  
DORSET BH23 4DT  
PRICE £599,950 - COUNCIL TAX BAND ‘F’**



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

A rare opportunity to acquire this most spacious DETACHED BUNGALOW WITH SEPARATE ANNEX currently used as exclusive Bed and Breakfast accommodation, situated in this highly sought after cul-de-sac within a couple of hundred yards of sandy Avon Run beach. Other renowned local amenities include the picturesque Mudeford Quay with its excellent boating and fishing facilities, delightful coastal walks, Stanpit Marsh Nature Reserve which in turn adjoins the harbour, historic Hengistbury Head and the nearby New Forest. Principal towns nearby include Christchurch which benefits from the Marks and Spencer and Waitrose food stores, and in the other direction Highcliffe. The Sainbury Superstore is adjacent to the Somerford Roundabout.

The property is constructed with external colour washed and brick elevations under a tiled roof. Heating to the main property is provided by gas fired central heating system and the property also benefits from UPVC double glazed windows.

#### SUMMARY OF ACCOMMODATION

**SPACIOUS ENTRANCE HALL \* GROUND FLOOR BEDROOM ONE \*  
EN-SUITE BATHROOM \* GROUND FLOOR BATHROOM \* EXCELLENT FITTED  
KITCHEN \* FAMILY ROOM \* SPACIOUS CONSERVATORY/DINING ROOM \* LOUNGE\*  
BEDROOM SUITE WITH LOBBY \* DOUBLE BEDROOM \*  
UPVC DOUBLE GLAZED CASEMENT DOORS TO:  
SECOND CONSERVATORY \* EN-SUITE SHOWER ROOM \*  
SEPARATE ANNEX: WITH ENTRANCE DOOR AND LOBBY \*  
DOUBLE BEDROOM \* LUXURY SHOWER ROOM \*  
OUTSIDE: EXTENSIVE BRICK PAVED DRIVEWAY AND PARKING FOR  
SEVERAL CARS \* ATTRACTIVE REAR GARDEN \***

The most spacious well-planned accommodation, viewing of which is highly recommended comprises with the following approximate measurements:

**UPVC DOUBLE GLAZED ENTRANCE DOOR** giving access to:

**ENTRANCE HALL** Double radiator. Electric points. Airing cupboard housing lagged copper hot water cylinder and fitted electric immersion heater. Linen shelving over. Separate storage cupboard with linen shelving over.

**GROUND FLOOR BEDROOM ONE 12'2" x 11'6" max.** Comprehensive range of built in wardrobes. Bedside cabinets and display units with storage cupboards over. Radiator (with radiator cover). Double doors (matching wardrobes) giving access to:

**EN-SUITE BATHROOM** Fully tiled. White suite comprising panelled 'P' Spa bath with built in shower cubicle and multi shower sprays. Pedestal wash hand basin with mixer tap and pop up waste. Shaver light/socket. Low level WC suite. Radiator/towel rail. Ceramic tiled floor.

**SEPARATE GROUND FLOOR BATHROOM** Partly tiled. White suite comprising panelled bath with centre mixer tap and pop up waste and rail. Pedestal wash hand basin with mixer tap. Fully tiled shower cubicle with Creda electric shower heater and spray. Chromium style towel rail/radiator. Ceramic tiled floor.

**SITTING ROOM 13' x 9'2"** Radiator. Electric points. TV aerial point. UPVC double glazed casement doors giving access to:

**CONSERVATORY/DINING ROOM 19' x 9'** Double radiator. Electric points. UPVC Double glazed casement doors giving access to patio and garden, also connecting doors to:

**LOUNGE 19' x 11' max.** Extensive range of built in cupboards with display cabinets over. Fitted electric fire surround and illuminated shelved display unit over. Electric points. TV aerial point. UPVC double glazed sliding patio doors connecting to conservatory. Connecting door to:

**BEDROOM SUITE - LOBBY** door to:

**DOUBLE BEDROOM 11'6" x 9'6"** Built in wardrobes. Bedside chests of drawers. Dressing table with three drawer chest, with mirror back and shelf over. Radiator (with cover). Electric points. UPVC double glazed casement doors giving access to:

**SECOND CONSERVATORY 9'2 x 8'** Ceramic tiled floor. Double radiator. Electric points. UPVC double glazed casement doors giving access to patio and garden.

**EN-SUITE SHOWER ROOM** Comprising fully tiled shower cubicle with Aqua plus electric shower heater and spray. Wash hand basin with chromium mixer tap, cupboards and drawers under, mirror over with lighting. Shaver socket. Heated towel rail/radiator. Low level WC. Ceramic tiled floor.

**KITCHEN 16' x 10'8"** Comprehensive range of quality fitted floor and wall units. Work surfaces. Breakfast Bar. Inset angled 1 1/2 bowl 'Blanco' sink with matching mixer tap. 'Smeg' five ring gas hob with extractor hood over. 'Bosch' electric double oven. Corner Carousel unit. 'Meile' dishwasher. Space for American style fridge/freezer. Two retractable larder units. De Dietrich automatic washing

machine. Glazed shelf double display cabinet with wine racks on either side. Electric points. Ceramic tiled floor. UPVC double glazed casement doors giving access to patio and garden.

**SEPARATE ANNEX**

**UPVC DOUBLE GLAZED ENTRANCE DOOR** giving access to:

**ENTRANCE LOBBY** Two electric points.

**DOUBLE BEDROOM 11'2" max x 8'2"** Wall mounted electric convector heater. Electric points. TV aerial point.

**LUXURY SHOWER ROOM** Fully tiled. Comprising large shower cubicle with 'New Team' electric shower and spray. Wash hand basin with chromium mixer tap. Glass shelf under. Mirror fronted medicine cabinet with lighting over. Heated towel rail. Ceramic tiled floor. Low level WC (concealed cistern), macerator pump for sewage and waste water. Side shelved storage cupboards.

**OUTSIDE:** Extensive block paved driveway providing parking for several cars. Outside security lighting to cover all areas. Most attractive rear garden having two lawn areas. Large patio. Mature trees, shrubs and flowers. Feature raised corner 'Summerhouse' with decking. Two garden sheds. Side storage area and two side entrance gates.

**PRICE £599,950 FREEHOLD.**

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THROUGH JOINT SOLE AGENT HUMPHREYS & ORR  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			66
(39-54) <b>E</b>	47		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			64
(39-54) <b>E</b>	46		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

