

**26 SEAFIELD ROAD, FRIARS CLIFF, CHRISTCHURCH, DORSET BH23 4ET**  
**PRICE £645,000 - COUNCIL TAX BAND 'F'**



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

A RARE OPPORTUNITY TO ACQUIRE THIS MOST ATTRACTIVE DETACHED PROPERTY SITUATED IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA. The property is located within walking distance of the sandy Friars Cliff beach. Other renowned local amenities include 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 the historic Priory town of Christchurch which benefits from the Marks & Spencer food store and the Waitrose Supermarket. The Sainsbury Superstore is located adjacent to

the Somerford roundabout. In the other direction the coastal town of Highcliffe is approximately 1.5 miles, and for local shopping, the Bure Lane Post Office/General stores together with bus service is available nearby in Bure Lane.

The property is constructed 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 UPVC double glazed windows.

**SERVICES** All main services are connected, however, these together with any heating or domestic appliances which may be included in the sale have not been tested by this agency.

#### **SUMMARY OF ACCOMMODATION:**

**OPEN ENTRANCE PORCH \* ENTRANCE HALL \* CLOAKROOM \* LOUNGE WITH ARCHWAY TO DINING ROOM & CASMENT DOORS GIVING ACCESS TO CONSERVATORY \* KITCHEN/BREAKFAST ROOM \* GROUND FLOOR STUDY/ BEDROOM FOUR \* STAIRCASE GIVING ACCESS TO FIRST FLOOR LANDING: MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* BEDROOM TWO BEDROOM THREE \* BATHROOM \* SEPARATE W.C. OUTSIDE: DRIVEWAY GIVING ACCESS TO ATTACHED DOUBLE LENGTH TANDEM STYLE GARAGE \* GOOD SIZED GARDENS.**

The spacious well planned accommodation comprises with the following approximate measurements:

**OPEN ENTRANCE PORCH** Tiled floor. Glazed door giving access to:

**ENTRANCE HALL** Double radiator. Under stairs storage cupboard, also housing electric meter, consumer unit, and central heating thermostat.

**CLOAKROOM** Corner wash hand basin with tiled back. Toilet with high level cistern.

**LOUNGE 18ft x 10ft 10ins.** Double & single radiator. TV aerial point. Electric points. Feature Adam style fireplace with inset marble and open grate. 2 wall light points. Archway giving access:

**DINING ROOM 11ft 8ins x 10ft 6ins.** Double radiator. Electric points. Glazed casement doors giving access to:

**CONSERVATORY: 12ft 6ins x 8ft 2ins.** Brick & UPVC construction. Two electric points. UPVC double glazed casement doors giving access to decking, patio and garden.

**KITCHEN/BREAKFAST ROOM 17ft 3ins max. x 12ft 8ins max.** Partly tiled. Comprising: Inset cream one and a half bowl sink. Mixer tap. Excellent range of fitted floor and wall units, work surfaces. Matching Breakfast bar. Under unit lighting. Built-in 'Hotpoint' four ring ceramic hob, canopy extractor hood over. Electric oven under. 'Hotpoint' integrated dishwasher. Space for fridge/freezer. Ceramic tiled floor. Coats/storage cupboard.

**UTILITY ROOM** Range of fitted floor and wall units, work surfaces, plumbing for automatic washing machine, space for tumble dryer. Wall mounted 'Potterton profile' gas fired central heating boiler. Central heating programmer. Electric points. Ceramic tiled floor.

**STUDY/GROUND FLOOR BEDROOM FOUR 11ft 10ins x 10ft 10ins** Feature corner briquette open grate fireplace. Radiator. Telephone point. Electric points.

#### **STAIRCASE GIVING ACCESS TO FIRST FLOOR LANDING:**

Airing cupboard housing insulated hot water cylinder, fitted electric immersion heater. Linen shelving.

**MASTER BEDROOM 14ft max into recess by 11ft** Double radiator. Electric points.

**EN-SUITE SHOWER ROOM** Comprising: Fully tiled shower cubicle with mixer and spray. 'Heritage' vanity unit with double cupboard under. Tiled back and medicine cabinet over. Shaver socket, radiator.

**BEDROOM TWO 11ft 10ins x 10ft 2ins.** Radiator. Electric points.

**BEDROOM THREE 10ft x 7ft 2ins.** Radiator. Electric points. Hatch to roof space with 'Slingsby' style retractable aluminium ladder. (the majority of the loft area is boarded, there is also lighting).

**FAMILY BATHROOM** Partly tiled. White 'Heritage' suite comprising: panelled bath. Corner wash hand basin with cupboard under. Mirror fronted medicine cabinet over. Shaver socket. Radiator.

**SEPARATE W.C. TO MATCH**

**OUTSIDE:** Driveway giving access to ATTACHED DOUBLE LENGTH TANDEM STYLE GARAGE 37ft 6ins x 9ft 10ins. max. Electric points & lighting. Electric up-and-over door. Side personal door. The front garden is laid mainly to lawn with shrubs. Good size rear garden being approximately 100ft in depth, laid mainly to lawn with well stocked borders of flowers shrubs and trees, including fruit trees and small vegetable garden. Rockery. Paved patio. Raised decking area. Cedarwood Garden chalet. Lean-to storage shed. Enclosed side way. (approximately 27ft in length) UPVC double glazed doors at either end & polycarbonate roof.

**PRICE £645,000 FREEHOLD**

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HUMPHREYS & ORR,  
4 FALCON DRIVE, MUDEFORD, CHRISTCHURCH**

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