

HUMPHREYS & ORR

Leading Agent
for Mudeford, Friars Cliff and Surrounding Areas



1 VIKING WAY, MUDEFORD, CHRISTCHURCH, DORSET BH23 4AQ
PRICE £ 950,000 - COUNCIL TAX BAND 'F'



**VIEWING STRICTLY BY
APPOINTMENT PLEASE THROUGH
HUMPHREYS & ORR AS ABOVE**

A RARE OPPORTUNITY TO ACQUIRE A SUPERB END OF TERRACE TOWN HOUSE OCCUPYING A COMMANDING POSITION OVERLOOKING MUDEFORD QUAY, THE HARBOUR, HENGISTBURY HEAD AND SEA BEYOND. The property is situated in this delightful and highly sought after area, being ideal for the boating/ fishing enthusiast, second or main home accommodation. Other renowned amenities include sandy Avon and Friars Cliff beaches, 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 & Waitrose Supermarkets and in the other direction the coastal town of Highcliffe. The Sainsbury Superstore is located adjacent to the Somerford roundabout.

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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, quality New England style shutters and many other features.

SUMMARY OF ACCOMMODATION:

**ENTRANCE HALL * SITTING ROOM * GROUND FLOOR SHOWER ROOM *
GROUND FLOOR BEDROOM THREE * STAIRCASE TO FIRST FLOOR LANDING:
LOUNGE * BALCONY * MASTER BEDROOM WITH EN-SUITE BATHROOM *
BEDROOM TWO * CLOAKROOM * STAIRCASE TO SECOND FLOOR:
SUPERB KITCHEN/DINING ROOM * BALCONY WITH SUPERB VIEWS * PLUS LARGE
SUN TERRACE * GARAGE IN NEARBY BLOCK (UP-AND-OVER DOOR)**

VIEWING OF THIS DELIGHTFUL HOME IS HIGHLY RECOMMENDED, and comprises with the following approximate measurements:

ENTRANCE DOOR GIVING ACCESS TO:

ENTRANCE HALL: Radiator, electric point.

GROUND FLOOR SHOWER ROOM: Fully tiled corner shower with mixer and spray. Wash hand basin with mono-bloc mixer tap and pop-up waste. Low level WC suite. Ceramic tiled floor. Chromium heated towel rail/radiator. Inset spot lighting.



GROUND FLOOR SITTING ROOM 19ft 6ins x 15ft

Two double radiators. Electric points. TV aerial point. Inset ceiling spot lighting. Under stairs storage cupboard. UPVC double glazed personal door to Garage/Utility.

GROUND FLOOR BEDROOM 3: 11ft 6ins x 9ft 4ins.

Radiator. Electric points.

STAIRCASE GIVING ACCESS TO:

DELIGHTFUL FIRST FLOOR LOUNGE: 17ft 6ins X 15ft 2ins

Double & single radiators. Electric points. Telephone point. TV aerial point. Inset ceiling spot lighting. Sliding double glazed UPVC patio doors giving access to



LARGE SUN BALCONY approximately 15ft x 7ft 6ins. Delightful views over Mudeford Harbour and Quay, towards Hengistbury Head and the sea beyond.

CLOAKROOM White suite comprising: Low level WC suite. Wash hand basin with monobloc mixer tap and pop-up waste. Chromium style heated radiator/towel rail. Central heating programmer. Wall mounted 'Glow Worm' gas fired central heating boiler. Ceramic tiled floor.

MASTER BEDROOM approximately 17ft 4ins into recess max. x 11ft 2ins max. Double radiator. Electric points. Quality built-in mirror fronted wardrobes. Inset ceiling spot lighting.

EN-SUITE BATHROOM: Partly tiled. White suite comprising: bath with mixer tap and retractable hand shower attachment, pop-up waste. Wash hand basin with monobloc mixer tap and pop-up waste. Low level WC suite. Chromium heated towel rail/radiator. Ceramic tiled floor. Inset ceiling spotlighting.

BEDROOM TWO 11ft 6ins x 9ft 2ins max. Radiator. Electric points. Inset ceiling spotlighting.

STAIRCASE GIVING ACCESS TO SECOND FLOOR:

SUPERB KITCHEN/DINING ROOM 25ft x 15ft. Comprising: Comprehensive range of fitted floor and wall units, granite work surfaces. Integrated dishwasher, fridge and freezer. Retractable larder unit. Space for large range cooker. Peninsular unit with inset one and half bowl sink. Chromium mixer tap. Double radiator. Electric points. Inset ceiling spotlights. UPVC double glazed sliding patio doors giving access to BALCONY, UPVC double glazed door giving access to LARGE SUN TERRACE. Approximately 16ft x 6ft 6ins. BALCONY & TERRACE approximately 23ft x 11ft max.

OUTSIDE: INTEGRAL GARAGE WITH UTILITY AREA, connecting door to: Ground floor sitting room. measuring approximately 29ft x 11ft max. UTILITY AREA: Comprising: inset one and a half bowl Franke sink, chromium mixer tap, cupboards and drawers under. Plumbing for automatic washing machine and space for tumble dryer. Electric points. Double radiator. Inset ceiling spotlights, storage cupboard. Motorised up-and-over door, side door to garden. UPVC double glazed casement door giving access to:

ATTRACTIVE COURTYARD STYLE GARDEN mainly paved for ease of maintenance, one area laid to slate with inset paving, shrubs and trees. Wonderful aspect over the harbour and Mudeford Quay, with further delightful views over to Hengistbury Head and the sea beyond. ADDITIONAL PARKING for one car at the front of the property. Recently re-decorated Garage in nearby block with up-and-over door.

PRICE £950,000

VIEWING BY APPOINTMENT ONLY PLEASE THROUGH JOINT AGENT HUMPHREYS & ORR, 4 FALCON DRIVE, MUDEFORD, CHRISTCHURCH

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