

Flat 8, Scampton House, 20-24 Grange Road,  
Christchurch, Dorset, BH23 4JD

Asking Price **£265,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

Slades

# This BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM

THIS BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT BENEFITS FROM A SPACIOUS OPEN PLAN LIVING AREA, TWO BATHROOMS & ALLOCATED PARKING WHILST BEING IDEALLY LOCATED CLOSE TO AVON BEACH AND EASY REACH OF CHRISTCHURCH TOWN CENTRE.

Situated within the exclusive modern development of Scampton House, this beautifully presented second-floor apartment offers contemporary living in the highly desirable area of Mudeford.

Apartment 8 has been thoughtfully designed to maximise space and light, with a standout feature being the impressive open plan living area. This sociable space seamlessly combines lounge, dining, and kitchen areas, making it ideal for both everyday living and entertaining. The modern kitchen is fitted with a range of base and eye-level units and benefits from integrated appliances for a sleek, streamlined finish.

The property offers two well-proportioned double bedrooms. The principal bedroom enjoys the added luxury of an en-suite shower room, complete with WC, wash hand basin, and shower unit. The second bedroom is equally spacious and is served by a stylish main bathroom, which includes a bath, WC, and wash hand basin.

Scampton House is perfectly positioned to take advantage of everything this coastal location has to offer. Mudeford is renowned for its charming pubs and restaurants, while the nearby Avon Beach provides safe bathing, water sports and stunning coastal scenery, with breathtaking views stretching across the bay towards the Isle of Wight.

The historic Christchurch town centre lies approximately 2.5 miles away, offering a wide range of amenities including boutique shops, cafes, bars, restaurants, and the iconic Priory and Town Quay.

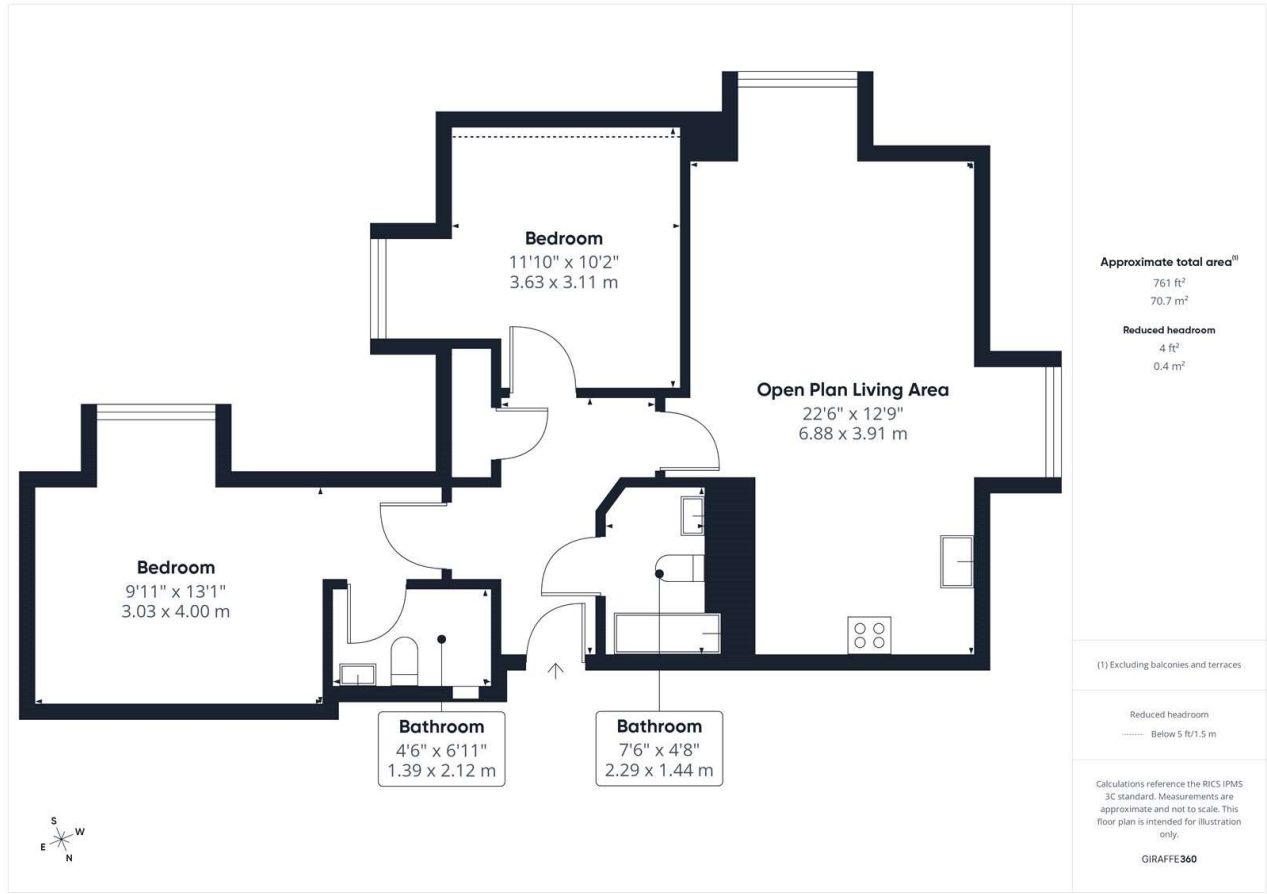
TENURE: LEASEHOLD – With the balance of a 999 Year

lease.  
COUNCIL TAX BAND: C



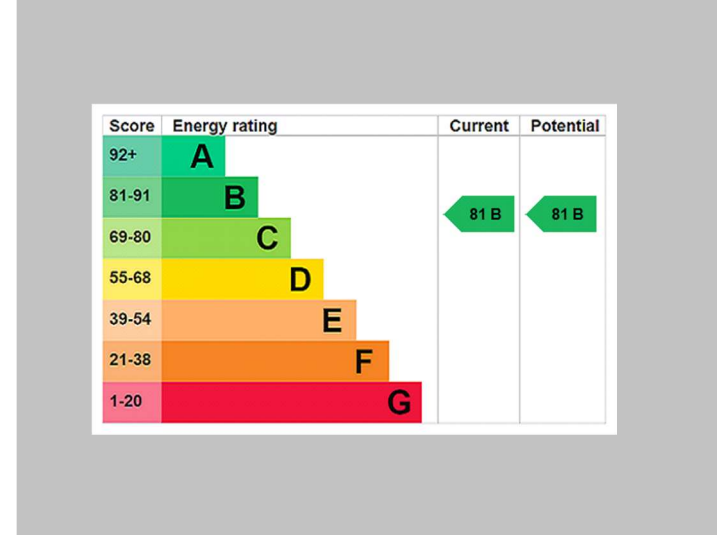
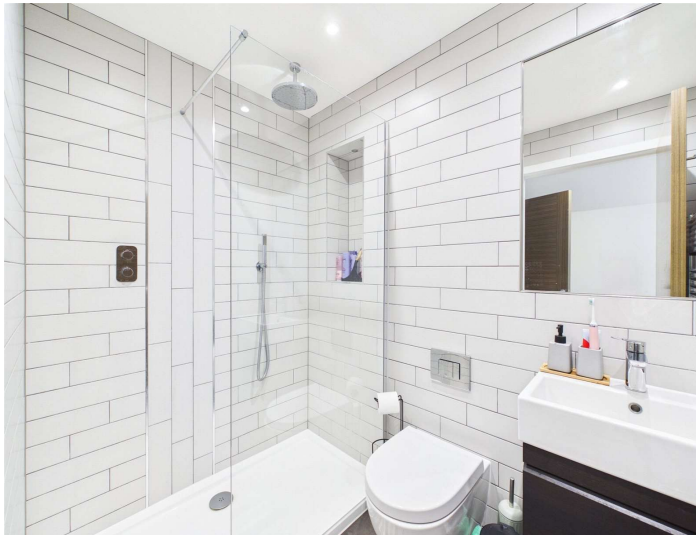
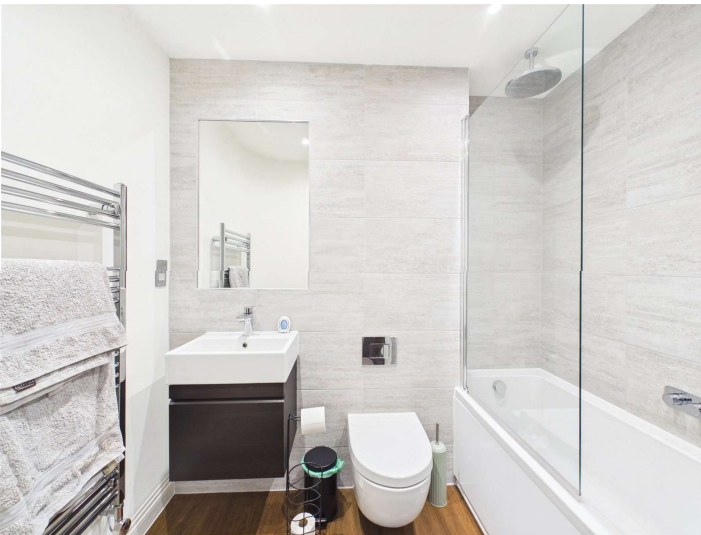
## KEY POINTS

- LONG LEASE
- WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING
- CLOSE TO BEACHES
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP  
01202 474202 | enquiries@sladeschristchurch.co.uk  
Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

