

1 Smugglers Reach, 101 Mudeford, Christchurch,
BH23 4AE

Guide Price: £950,000



FINE & COUNTRY

A stunning multi-level town house on Mudeford Quay...

A stunning multi-level town house, situated on Mudeford Quay, with the most incredible views towards Mudeford Harbour, the sandbank and beyond. Benefits include two South-West balconies, communal lawns, a slipway with boat park and is offered for sale chain free.

This beautiful home is situated in the popular waterside location of Mudeford, fronting the Quay. Mudeford Quay is renowned for its sailing, water activities and local fishing boats. It's a popular place for families with the shop at the end of the Quay selling crabbing nets, buckets and bait. There is also a RNLI inshore lifeboat station, a Mudeford fun day once a year, and a highly regarded pub, The Haven Inn. Furthermore, the Mudeford ferry provides access across to the Mudeford Sandbank, generally every 15 minutes in the Summer months, featuring the Beach House Cafe and adjoining Hengistbury Head. The award-winning Christchurch Harbour hotel and The Jetty restaurant are a few doors up the road.

Following the promenade Eastwards of the quay, is The Noisy Lobster restaurant, the golden sandy beaches at Avon, Steamer Point Nature Reserve and the grounds of Highcliffe Castle. Also walking distance is the nearby Stanpit Nature Reserve and Christchurch Town Centre is approximately two mile distant with its historic 11th Century Priory, various shops, bars and restaurants. Christchurch railway station provides a mainline commute to London and Bournemouth Airport is approximately six miles distant.

Entry via front door into hallway, providing access to cloakroom with WC and wash hand basin, and Kitchen/living area to the rear.

The kitchen/living area is sleek and modern, with plenty of eye and base level units, with an island and breakfast bar to the centre, and a features a range of integral appliances. Bifolding doors provide access to the rear patio and gardens.

The first floor comprises split level accommodation to include a

shower room, with shower cubicle, WC and wash handbasin and a living area, which could also be utilised as a fourth bedroom. Sliding doors provide access to the South-West facing balcony, with glazed balustrade. Up a half-flight of stairs to the rear is a large double bedroom.

The second, split level floor, features the main bedroom with sliding doors out to the second balcony with glazed balustrade, a storage cupboard and bathroom with bath, wash hand basin inset to vanity unit and WC.

The final bedroom sits on the top floor, with built in storage cupboards and a Velux window offering far-reaching views across the bay.

Outside to front, there is a single garage for storage, and an undercover car port for one car.

Outside to the rear, there is an area of patio accessed directly from the bifolding doors from the kitchen/living area and an area of communal lawn. Furthermore there is a slipway for residents, with boat park (maximum length including trailer 16ft).

Frontline homes providing stunning views across Mudeford Quay come to market few and far between. Smugglers Reach is an ideal holiday home/ 'lock up and leave' or an investment opportunity.

Council tax band: G

EPC Rating: C

Tenure: Leasehold

Lease term: 999 years from when they were built in 1987.

Service charge: Approximately £1500-£2000 per annum

KEY POINTS

- Waterside home
- Two balconies
- South-West facing patio
- Beautiful views
- Sought after location
- Slipway & boat park





Approximate total area⁽¹⁾

1485.77 ft²
138.03 m²

Reduced headroom

71.22 ft²
6.62 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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