

23 Haven Close

Mudeford, Christchurch, BH23 3RH

SPENCERS













A well-presented three-storey townhouse, situated in a premium and peaceful end-of-cul-de-sac position, enjoying stunning westerly-facing views across Stanpit Marsh, down to Mudeford Harbour and Spit. The property offers spacious and flexible accommodation arranged over three floors, together with ample parking, an integral garage and a low-maintenance rear garden designed to make the most of the exceptional outlook.

The Property

You enter this impressive three-storey residence via the driveway and through the front door into a welcoming entrance hallway. To the left is a convenient downstairs WC comprising a WC and wash hand basin, while the hallway also provides useful space for coats and shoes. A further door gives access to the integral garage, with a useful storage cupboard beneath the stairs.

At the end of the hallway is the impressive open-plan kitchen, dining and living space, which stretches across the rear and around to one side of the property, creating a versatile L-shaped area. This excellent social space benefits from a triple-aspect arrangement, with double patio doors opening directly onto the rear garden and windows providing additional natural light. The kitchen area features a wraparound arrangement of work surfaces, wall-mounted and floor-standing units, an inset sink positioned beneath a window overlooking the front, and a range of integrated appliances. There is also space for additional appliances, while a door leads through to a separate utility room.

The utility room is particularly practical, offering a further sink, window for ventilation and useful space for storage and appliances.

Offers in Excess of £700,000

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The Property Continued…

Returning to the entrance hallway, a staircase rises to the first floor, where the spacious landing provides access to the accommodation. The first door on the left leads into an impressive L-shaped lounge positioned directly above the kitchen, dining and living space. This lovely room benefits from a triple aspect, creating a bright and naturally light environment, with patio doors opening onto a westerly-facing balcony enjoying stunning views across Stanpit Marsh, down to Mudeford Harbour and Spit. There is ample space for a good range of living room furniture, with a central fireplace providing an attractive focal point.

Bedroom two is also located on the first floor and is a generous double bedroom with ample space for bedroom furniture and two windows overlooking the front of the property. The room benefits from its own ensuite shower room comprising a shower, WC and wash hand basin. Bedroom four is also found on this floor and offers excellent flexibility, making an ideal study, home office or single bedroom. A window overlooks the rear garden. Completing the first-floor accommodation is a separate WC comprising a WC and wash hand basin.

A further staircase rises to the second floor, where the accommodation is centred around the impressive master suite. The L-shaped principal bedroom makes excellent use of the eaves and provides a purposeful and versatile space for bedroom furniture. The room is filled with natural light and enjoys stunning views across Stanpit Marsh, down to Mudeford Harbour and Spit, together with a westerly aspect and opening window.

The principal bedroom leads into an impressive ensuite bathroom, which features a freestanding bath positioned centrally, his-and-hers wash hand basins, a window enjoying a westerly aspect, a large walk-in shower and WC. Also situated on the second floor is a further bedroom, offering a window overlooking the front of the property and an ensuite shower room comprising a shower cubicle, WC and wash hand basin. The bedroom also benefits from a fitted wardrobe.



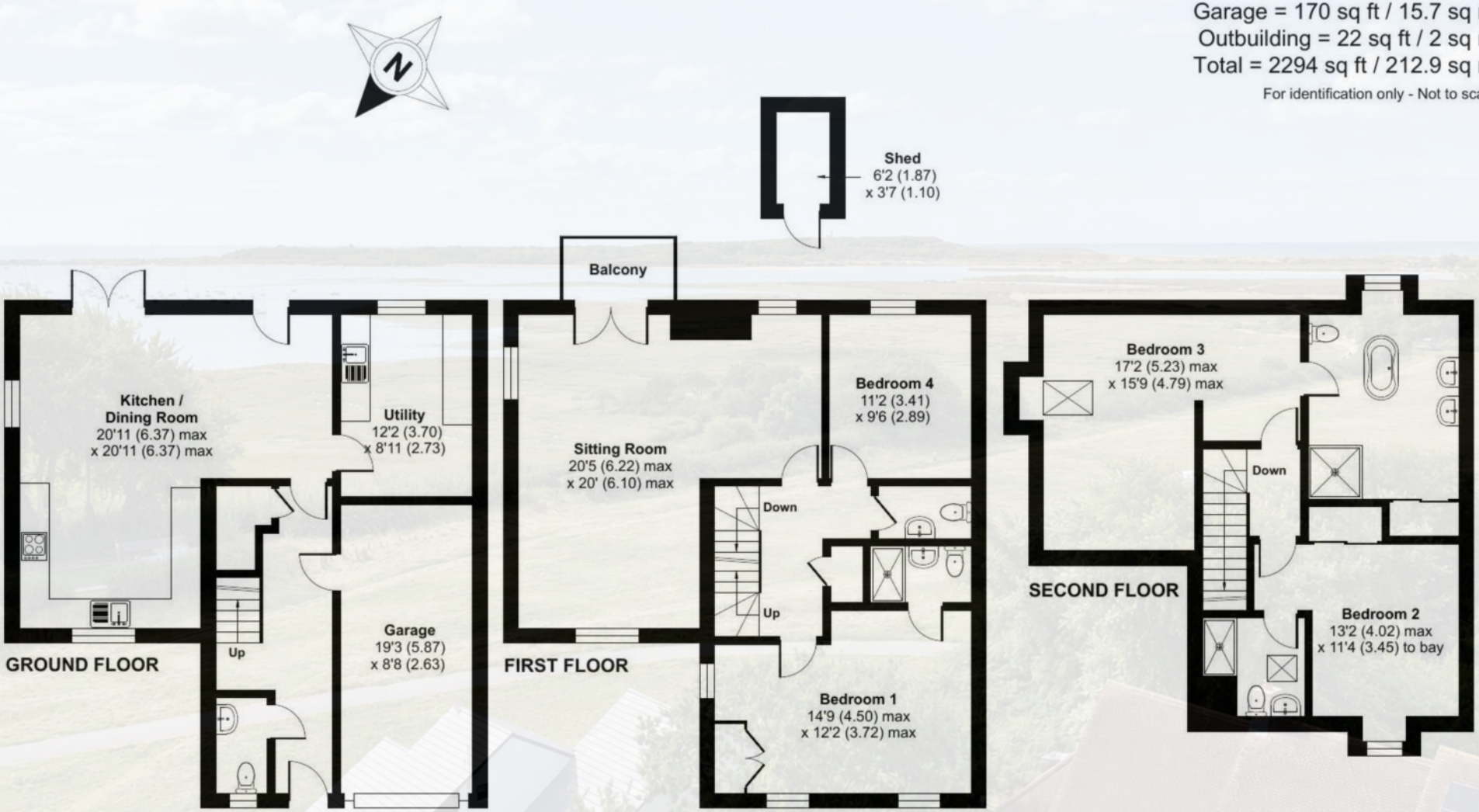






FLOOR PLAN

Approximate Area = 2102 sq ft / 195.2 sq m
Garage = 170 sq ft / 15.7 sq m
Outbuilding = 22 sq ft / 2 sq m
Total = 2294 sq ft / 212.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Grounds & Gardens

The property is approached via a generous brick-paved and gravel driveway, providing ample off-road parking for multiple vehicles. There is also access to the rear garden via a side gate.

The rear garden is accessed directly from the kitchen, dining and living space through double patio doors and enjoys a desirable westerly-facing aspect. Designed to be particularly low maintenance, the garden is predominantly bespoke resin bound surface and features a large raised decking area, providing an excellent space for outdoor seating and entertaining. The raised deck is perfectly positioned to take advantage of the stunning views across Stanpit Marsh and the westerly aspect, making it an ideal spot to relax and enjoy the afternoon and evening sunshine.

Additional Information

Tenure: Freehold
Service Charge: £471 per annum covers the upkeep of the private road, low level lighting and communal garden areas.
Council Tax Band: F
Energy Performance Rating: C Current: 76 Potential: 81

All mains services connected
Heating: Gas central heating

Property Construction: Traditional brick and block
Flood Risk: Very low
Parking: Driveway

Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





The Situation

Mudeford enjoys a spectacular location with Christchurch Harbour on one side and Christchurch Bay on the other. Mudeford was originally a fishing village; today picturesque Mudeford Quay, at the mouth of Christchurch Harbour, continues this legacy.

The Quay is a focal point for the area and is popular with families going crabbing as well as water sports enthusiasts. There are stunning views to Mudeford Sandbank and across Christchurch Bay to the Isle of Wight, while a promenade heads east to sandy Gundimore and Avon Beaches. Mudeford has also developed impressive foodie credentials with the likes of smart waterside restaurants The Jetty and Upper Deck at Christchurch Harbour Hotel, while there is an annual seafood festival on Mudeford Quay.

For families school provision is good with Mudeford Junior judged 'outstanding' by Ofsted, while property choice includes old fishermen's cottages, high specification contemporary builds, marina developments and waterfront apartments. Comprehensive facilities are available at Christchurch, two miles west.

Points of Interest

Christchurch Harbour Hotel & The Jetty Restaurant	0.8 miles
Noisy Lobster Restaurant	1.3 miles
Mudeford Quay	1.3 miles
Christchurch Town Centre	1.3 miles
Christchurch Railway Station	1.7 miles
Highcliffe School	2.9 miles
Avon Beach	2.1 miles
Steamer Point Nature Reserve	3.1 miles
Highcliffe Castle & Access to Highcliffe Beach	3.1 miles
Highcliffe Town Centre	3.3 miles
Chewton Glen Hotel & Spa	4.5 miles
Bournemouth Airport	5.1 miles
Bournemouth Centre	7.8 miles
London	102 miles



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