

6 Mude Gardens

Mudeford, Christchurch, BH23 4AR

SPENCERS
COASTAL













A beautifully presented three-bedroom two bathroom mid-terrace home, with level walking distance to Mudeford Quay, as well as local amenities making it an ideal home for families and professionals alike, or even a second home or holiday let

The Property

As you enter the property, you're welcomed into a bright and practical entrance porch, complete with a skylight and three built-in storage cupboards, along with hard flooring for easy maintenance. Through the inner door, you step into the heart of the home—an impressive kitchen and dining area.

The kitchen is thoughtfully designed, featuring a range of wall-mounted and base units, with ample worktop space and an inset stainless steel sink with mixer tap and drainer, all beneath a UPVC double-glazed window with a easterly aspect. The kitchen also includes a eye-level double oven, integrated fridge-freezer, electric hob with extractor fan, integrated dishwasher, and washing machine.

This spacious area comfortably accommodates a dining table and/or living room furniture, making it a versatile family hub.

There is also a door leading through to a practical downstairs modern shower room, comprising a WC, wash hand basin, and walk in shower.

From the kitchen dining room area, there are stairs to the first floor and under-stairs storage.

£450,000

3 2 2











The Property Continued…

A split glazed door lead through to a stunning living room, large enough for both lounge and dining furniture. A custom-fitted wall unit with integrated TV and bookshelves offers plenty of additional storage. Full-width bi-fold doors open out to the rear patio garden, seamlessly connecting the indoor and outdoor spaces. A glazed roof section floods the living area with natural light, creating a bright and welcoming environment. There's also access to a large storage room from this area.

Taking the stairs to the first floor you come to a square landing that connects all three bedrooms, the family bathroom, and additional storage spaces.

The spacious principle bedroom overlooks the rear garden with a westerly aspect and features extensive built-in wardrobes.

Bedroom two is another generously sized double with built-in storage and a front-facing window with south-eastern views.

Bedroom three is ideal as a single bedroom, nursery, or home office, also featuring built-in storage and views over the rear garden.

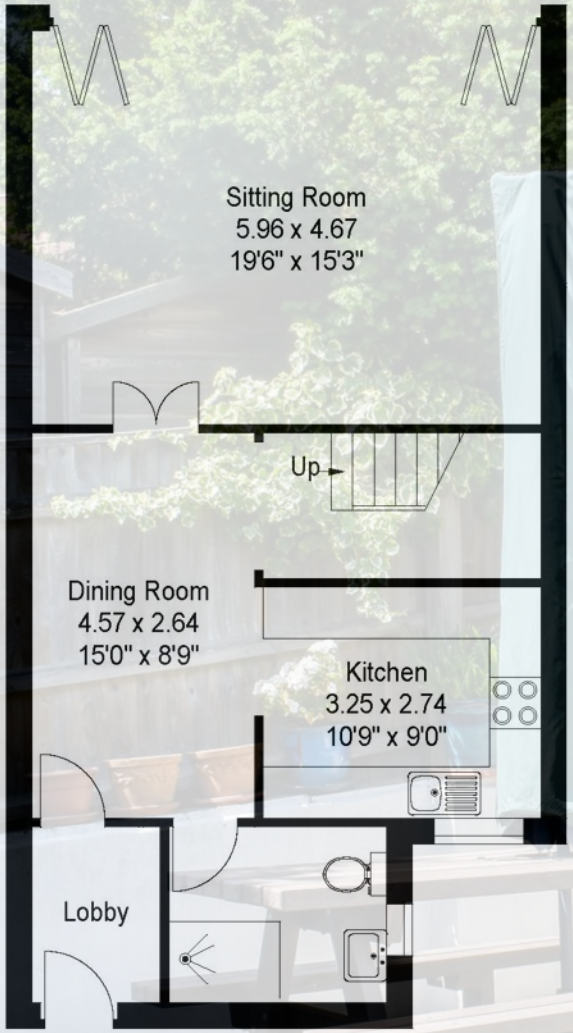
The modern family bathroom includes a full-sized bath with mixer tap, WC, heated towel rail, wash basin with storage beneath, and a separate fully tiled shower cubicle. A UPVC double-glazed obscure window allows in natural light while maintaining privacy.

Additional features on this floor include an airing cupboard and loft hatch providing access to additional storage space off the first floor landing.

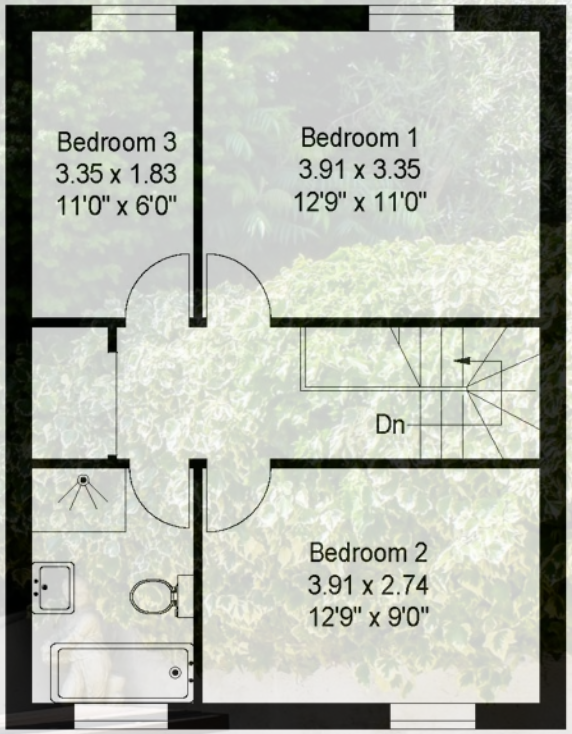
Property Video

Point your camera at the QR code below to view our professionally produced video.

FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 110sq.m. or 1184sq.ft.

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NOT TO SCALE

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.



Outside

To the front of the property is a block-paved driveway providing off-street parking for two cars, along with space for bin storage.

The rear garden is a private, low-maintenance space, paved garden and bordered by mature hedges and fencing. A garden shed sits neatly in one corner, and the westerly-facing garden enjoys plenty of afternoon and evening sun.

The garden is equipped with outdoor lighting and power points for convenience.

A garage is also included in a nearby block.

Additional Information

Energy Performance Rating: C Current: 74 Potential: 83
Council Tax Band: E
Tenure: Freehold

All mains services connected

Broadband: Cable broadband
Mobile Phone Coverage: No known issues, please contact your provider for further clarity

Agents Note: There is a shared common area in front of the garages for Number 2, 4, 6 and 8 - there is no set charge but as and when maintenance is required, the residents share the required fee.





The Situation

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible.

The picturesque Mudeford Quay is a short walk away. Also nearby is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

Points Of Interest

The Jetty Restaurant	0.0 miles
Christchurch Harbour Hotel & Spa	0.0 miles
Avon Beach	0.1 miles
The Beach Hut Café	0.5 miles
Noisy Lobster Restaurant	0.5 miles
Mudeford Quay	0.5 miles
Mudeford Junior School	0.7 miles
Hinton Admiral Train Station	1.5 miles
Steamer Point Nature Reserve	1.9 miles
Highcliffe Secondary School	2.1 miles
Bournemouth Airport	4.0 miles
London	2 hour by train



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