

20 Seaway Avenue

Friars Cliff, Christchurch, BH23 4EX

SPENCERS







A beautifully appointed character detached residence, occupying a private position within one of the areas most sought-after tree-lined avenues, just moments from Avon Beach. The property offers four bedrooms, two bathrooms, and generous living accommodation, further benefiting from plentiful off-road parking and a detached single garage.

The Property

The entrance hall provides access to all principal accommodation, including an understairs WC and cloak cupboard, with stairs rising to the first-floor landing.

Located at the front of the property is a well-proportioned sitting room, enjoying a delightful dual aspect with a bay window overlooking the front garden. A gas fire with stone surround creates an attractive focal point.

To the rear, a spacious living/dining room features wood flooring throughout, a triple aspect, and French doors opening onto the rear patio and gardens.

The kitchen/breakfast room also benefits from French doors to the garden and offers a comprehensive range of gloss wall, floor, and drawer units with quality quartz work surfaces over. A large larder cupboard and a peninsula unit neatly divide the space. Integrated appliances include an electric hob, twin oven, dishwasher and fridge freezer.

Adjacent is a useful utility room with matching units, work surfaces and integrated washing machine along with access to the garden.

£1,150,000

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The Property Continued…

Upstairs, the property offers four well-proportioned bedrooms, all with ample space for storage and furnishings, two of which benefit from built-in cupboards.

The primary bedroom is generously sized, featuring wall-to-wall fitted wardrobes and a walk-in en-suite with a corner shower cubicle and fully tiled walls.

A contemporary family shower room serves the remaining bedrooms, comprising a walk-in wet room-style shower, fitted WC, and hand wash basin unit, finished with fully tiled floors and walls.

Additional Information

Tenure: Freehold
Council Tax Band: G
Energy Performance Rating: D Current: 66 Potential: 77

All mains services connected
Heating: Gas central heating

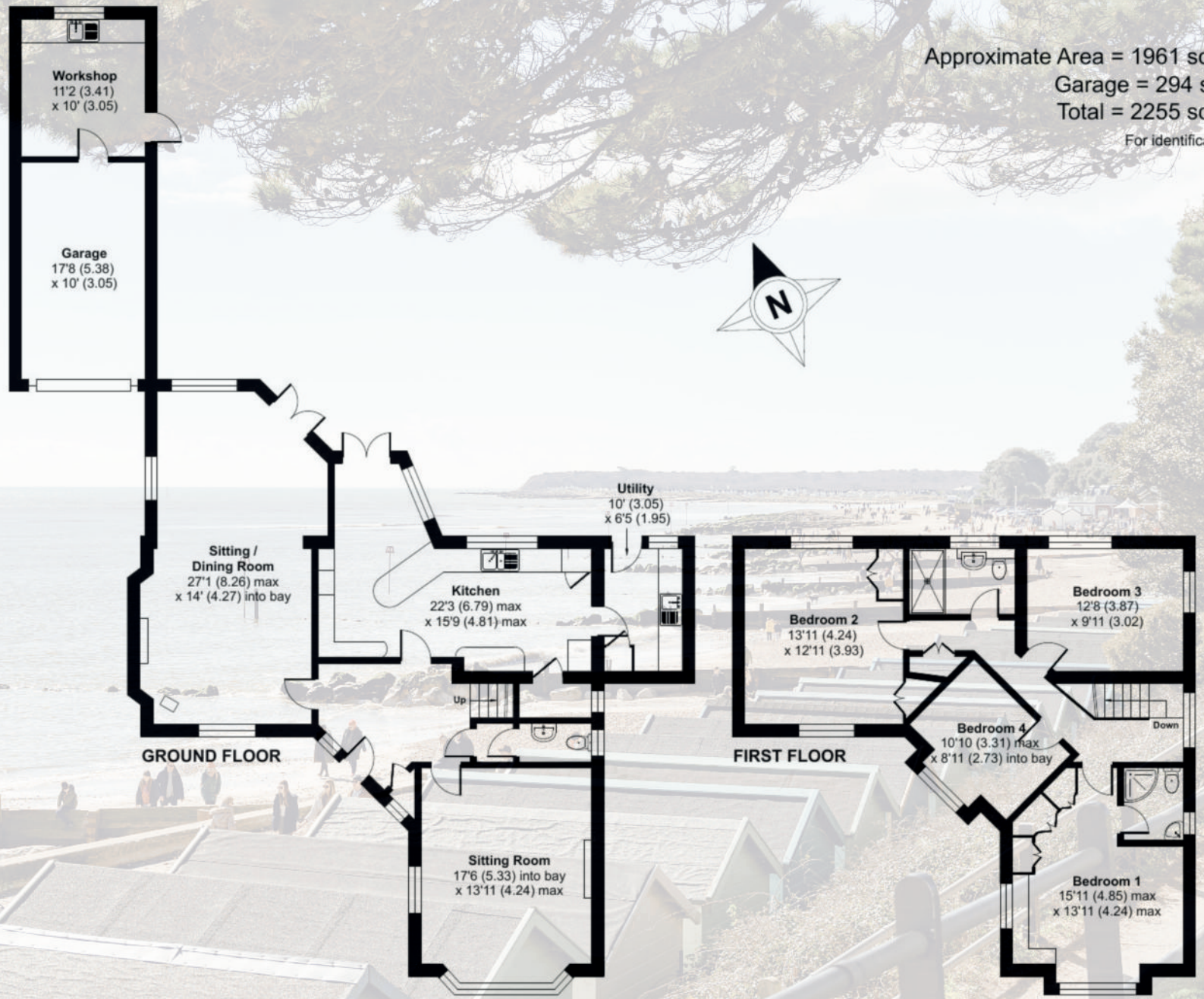
Flood Risk: Very low

Broadband: FTTP - Fibre to the property directly.
Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile signal/coverage: No known issues, please check with your provider for further clarity.

The property also has an Electric Vehicle (EV) charging point installed.

Approximate Area = 1961 sq ft / 182.1 sq m
Garage = 294 sq ft / 27.3 sq m
Total = 2255 sq ft / 209.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1447009

















Grounds & Gardens

The property is approached via a sweeping tarmac driveway, providing ample off-road parking and access to the detached garage and workshop.

The rear gardens are a true highlight, enclosed by close-board fencing and mature hedging and shrubbery, offering a high degree of privacy. Expansive patio areas provide plenty of space for outdoor entertaining and enjoying the sun.

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

This Friars Cliff area comprises leafy avenues and closes of modern family homes. It is a favourite with families or those seeking a relaxed lifestyle thanks to the easy access to local sandy beaches and nearby amenities. These sweeping bays of gently sloping sand offer safe swimming, stunning views over Christchurch Bay, and are edged with pastel coloured beach huts and trees.

The nearby coastal town of Christchurch is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

Friars Cliff also offers close proximity to the village of Highcliffe, which is ideal for those searching for a relaxed yet smart seaside lifestyle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery. Highcliffe also nurtures a foodie reputation with an annual food festival and tasty selection of cafes, gastropubs and restaurants.

Points of Interest

Friars Cliff Beach	0.4 Miles
The Beach Hut Cafe	0.4 Miles
Highcliffe Castle & Access to Highcliffe Beach	1.0 Miles
Steamer Point Nature Reserve	1.0 Miles
The Noisy Lobster Restaurant	1.2 Miles
Christchurch Harbour Hotel & The Jetty Restaurant	1.4 Miles
Mudeford Quay	1.5 Miles
Highcliffe School	1.7 Miles
Highcliffe Town Centre	1.9 Miles
Christchurch Town Centre	2.7 Miles
Christchurch Priory & Quay	2.8 Miles
Christchurch Railway Station	3.1 Miles
Chewton Glen Hotel & Spa	3.3 Miles
Bournemouth Airport	6.8 Miles
Bournemouth Centre	8.3 Miles
London	103 Miles



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