

6 Argyle Road

Mudeford, Christchurch, BH23 3NW

SPENCERS
COASTAL







A beautifully presented detached residence situated on a no-through road just 180 feet from Christchurch Harbour and slipway

The Property

Entrance hallway with attractive herringbone flooring continuing throughout, leading to all accommodation and understairs WC.

To the front aspect, a well-proportioned living room with a large bay window allowing an abundance of light, and a log burner with oak mantel and tiled hearth creating a focal point.

Leading off the rear and forming the hub of the home is a wonderful kitchen/breakfast room with orangery-style extension flooding the space with light, which opens through into a semi-open-plan living area featuring a log burner, both areas of which have bi-folding doors opening onto the rear terrace.

The kitchen is fitted with a good range of wall, floor and drawer units with quality quartz worksurfaces over, incorporating a larder cupboard and separate island with useful breakfast bar and additional storage. Integral appliances include a single oven, range-style cooker and fridge freezer.

£1,150,000

2 4 2







The generous accommodation, which has been sympathetically modernised with characterful features throughout, extends to 2,120 sqft and includes four well-proportioned bedrooms together with delightful open-plan living accommodation, creating the heart of the home

The Property Continued …

Upstairs, the first floor offers three bedrooms, two of which are comfortable doubles with space for storage and furniture.

Contemporary family bathroom comprising a large walk-in shower cubicle with rainfall attachment over and a separate bath, complete with tiled floor and walls.

The primary bedroom offers generous proportions, further benefitting from a walk-in wardrobe with shelving and hanging space, and a separate en suite shower room with walk-in shower, twin basins, WC, heated towel rails and tiled floor and walls.

To the second floor, two further bedrooms have been created within the eaves space, one of which is currently utilised as an office with southerly aspect and sea glimpse.

Property Video

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









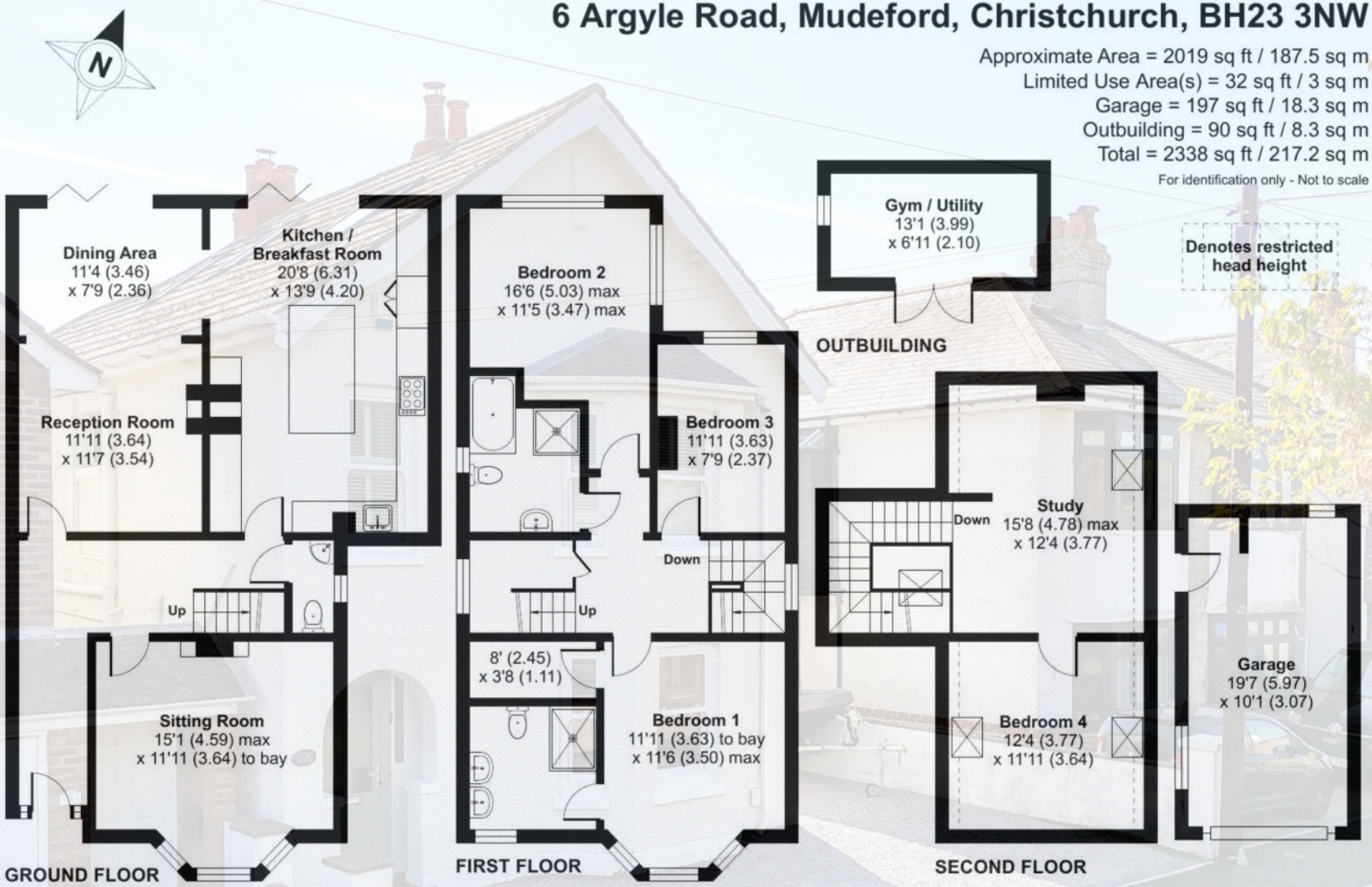






6 Argyle Road, Mudeford, Christchurch, BH23 3NW

Approximate Area = 2019 sq ft / 187.5 sq m
Limited Use Area(s) = 32 sq ft / 3 sq m
Garage = 197 sq ft / 18.3 sq m
Outbuilding = 90 sq ft / 8.3 sq m
Total = 2338 sq ft / 217.2 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 2025. Produced for Spencers of the New Forest Ltd. REF: 1354585

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 or 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 property further benefits from a private garden with studio, single garage and off-road parking

Outside

The property is approached via a gravelled driveway offering ample parking for several vehicles including space for a trailer and boat, with side access to the rear garden.

There is also rear access via Coastguard Way, with a tarmac driveway leading to a detached single garage and an access gate into the gardens.

The gardens have been designed with lifestyle in mind, ensuring low maintenance with an area of artificial lawn and a patio adjoining the rear of the property, with close-board fencing ensuring a high degree of privacy.

Additional Information

Energy Performance Rating: C Current: 73 Potential: 78
Council Tax Band: G
Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity







The Local Area

Just a short stroll away, you'll find the award-winning Christchurch Harbour Hotel and The Jetty restaurant. A promenade walk eastward from Mudeford quay leads to The Noisy Lobster restaurant, the golden sandy beaches of Avon, Steamer Point Nature Reserve, and the picturesque grounds of Highcliffe Castle.

Also within walking distance are the tranquil Stanpit Nature Reserve and Christchurch Town Centre, located about two miles away. Here, you can explore the historic 11th-century Priory, various shops, bars, and restaurants.

For commuters, Christchurch railway station offers convenient mainline access to London, while Bournemouth Airport is approximately six miles away.

Nature enthusiasts will appreciate the nearby New Forest National Park, which boasts scenic walks and diverse wildlife.

Points Of Interest

Christchurch Harbour Hotel & Spa/The Jetty	0.4 miles
Mudeford Junior School	0.5 miles
Stanpit Marsh Nature Reserve	0.6 miles
Avon Beach	0.9 miles
Mudeford Quay	0.9 miles
Noisy Lobster Restaurant	1.0 miles
Christchurch Town Centre	1.4 miles
The Beach Hut Café	2.0 miles
Christchurch Town Quay	1.9 miles
Christchurch Train Station	2.2 miles
Steamer Point	2.5 miles
Highcliffe Secondary School	2.8 miles
Bournemouth Airport	5.6 miles
London	2 hours by train



For more information or to arrange a viewing please contact us:
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