

108 Mudeford

Mudeford, Christchurch, BH23 4AS

SPENCERS

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A charming two-bedroom cottage-style home situated within an exclusive over-55s development, ideally positioned just a short stroll from the picturesque Mudeford Quay and Avon Beach. The property offers well-presented and easily maintained accommodation, including a welcoming sitting/dining room with feature fireplace, a refitted kitchen, two bedrooms and a family bathroom. Outside, a delightful south-facing courtyard garden provides the perfect setting for outdoor dining and relaxation, whilst allocated parking adds to the convenience. Offering a wonderful opportunity to embrace a relaxed coastal lifestyle, the property is ideally suited to those seeking a permanent residence or peaceful seaside retreat in one of the area's most desirable locations.

First Floor

Entrance Hallway • Kitchen • Sitting/Dining Room • Cloakroom

Second Floor

Principal Bedroom with Fitted Wardrobes • Bedroom Two

• Family Bathroom

Grounds & Gardens

South Facing Rear Garden • Allocated Parking • Visitor Parking

Guide Price £375,000

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The Property

Forming part of a small, established development built by Colten Homes in approximately 1996, this attractive cottage-style property has been thoughtfully designed for the over-55s, providing comfortable and easily managed accommodation in a peaceful coastal setting.

On entering the property, a welcoming hallway provides useful storage and access to a ground floor cloakroom. The comfortable sitting and dining room offers an inviting space in which to relax or entertain, with a feature brick fireplace adding character and a door opening directly onto the rear garden.

The adjoining kitchen has been refitted with a range of cabinetry and integrated appliances, creating a practical and well-appointed space for everyday living.

Upstairs, there are two bedrooms, including a generously proportioned principal bedroom with fitted wardrobes. Both bedrooms enjoy a front-facing aspect and are served by a family bathroom with a bath and vanity storage.









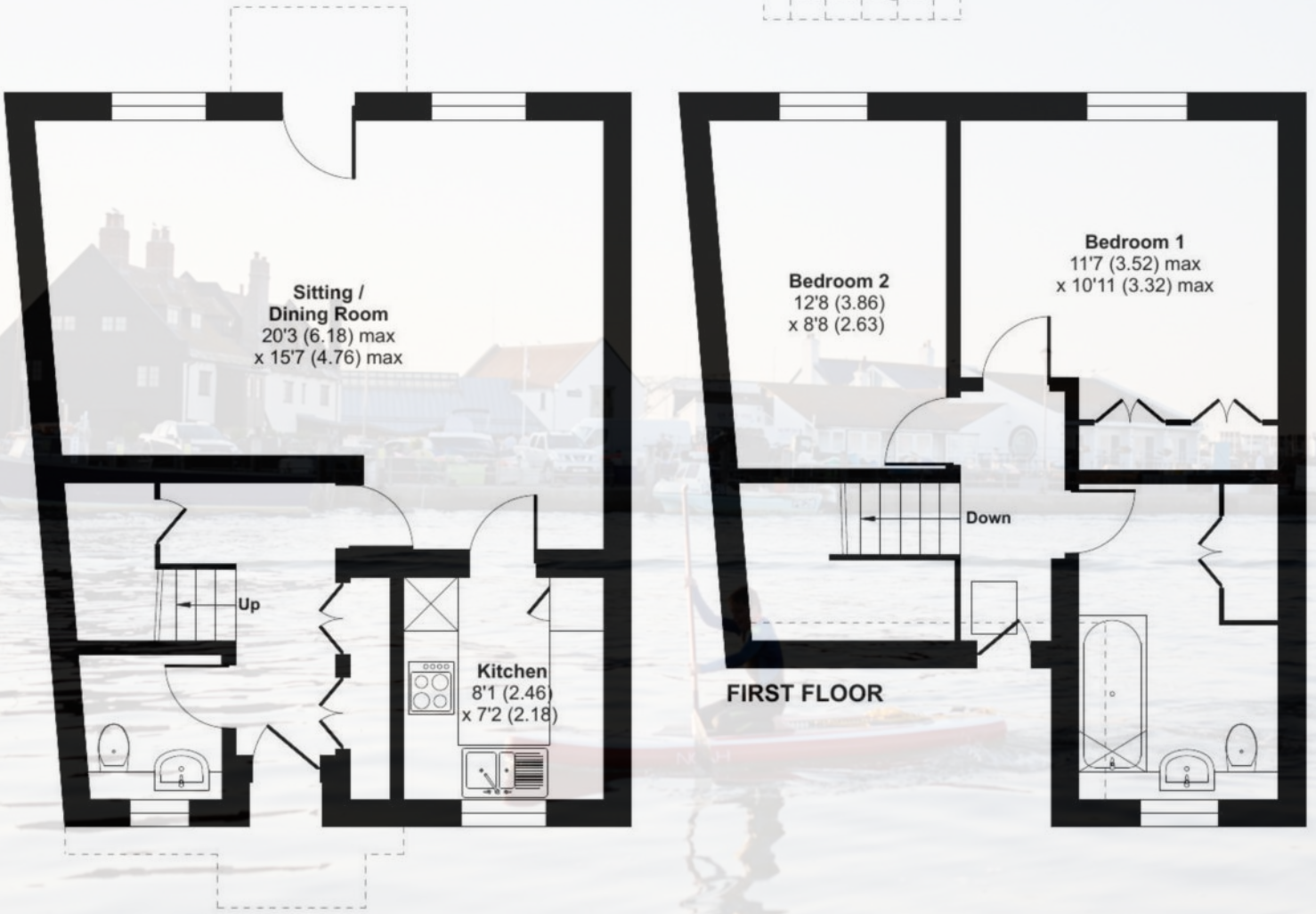




FLOOR PLAN

Approximate Area = 880 sq ft / 81.7 sq m
Limited Use Area(s) = 14 sq ft / 1.3 sq m
Total = 894 sq ft / 83 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1539826





Grounds & Gardens

Outside, the south-facing rear garden provides a delightful space to enjoy the sunshine. Predominantly paved for ease of maintenance, with established flower and shrub borders, it is ideally suited to al fresco dining, a morning coffee or simply unwinding after a day exploring the coast.

The property further benefits from allocated parking, with additional visitor parking available within the development.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: C Current: 76 Potential: 88
Maintenance charge: There is a charge of £250 per annum.

All mains services connected
Heating: Gas central heating

Property Construction: Traditional brick and block
Flood Risk: Very low
Parking: One allocated space. There is also visitors parking available.

The property does not currently have a broadband connection.

Mobile Signal/Coverage: We have been advised that there is poor signal at the property, however WiFi calling is possible.

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. A ferry service from the Quay takes pedestrians across the harbour mouth to Mudeford Sandbank. This sandy peninsula is a glorious destination with its continental vibe and colony of colourful beach huts - the most expensive ones in the UK!

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 & Spa/The Jetty	0.1 miles
Mudeford Quay	0.3 miles
Noisy Lobster Restaurant	0.4 miles
Mudeford Cricket Ground	0.5 miles
Mudeford Junior School	0.5 miles
Mudeford Sailing Club	0.6 miles
Avon Beach	0.6 miles
The Beach Hut Café	0.8 miles
Stanpit Marsh Nature Reserve	1.0 miles
Christchurch Town Quay	2.0 miles
Twynham School	2.2 miles
Christchurch Railway Station	2.3 miles
Bournemouth Airport	7.0 miles
London	103 miles



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