

17 Pinehurst Avenue

Mudeford, Christchurch, BH23 3NS

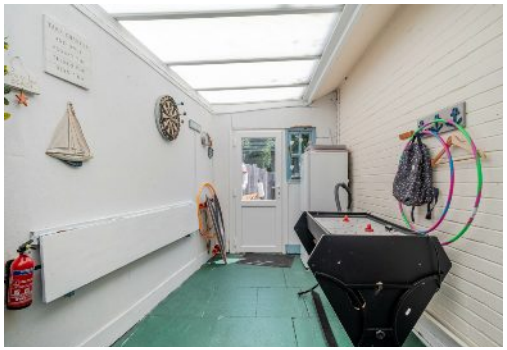
SPENCERS


BEACH HOUSE
Seaside











A well-presented three-bedroom detached bungalow occupying a highly convenient position in Pinehurst Avenue, Mudeford, within easy reach of the picturesque quay, Christchurch Harbour and the area's renowned beaches. Offering bright, versatile accommodation, generous off-road parking and an enclosed rear garden, the property would make an excellent permanent home, coastal retreat or investment opportunity.

The Property

The entrance opens into a central hallway, providing access to each of the bedrooms and the principal living accommodation.

At the front of the property is an impressive open-plan reception room, extending to almost 20 feet at its widest point. A broad bay window with fitted plantation shutters allows plenty of natural light into the room, while the generous proportions comfortably accommodate both sitting and dining areas. The interior is finished in a fresh coastal style, with pale flooring and neutral décor creating a bright and relaxed living space.

The adjoining kitchen is fitted with a range of clean-lined white wall and base units, complemented by dark work surfaces and a vibrant glazed tiled splashback. Appliances include a freestanding range-style cooker with an extractor above, together with space for further freestanding appliances. The kitchen is open to the dining area, creating a sociable arrangement ideal for everyday living and entertaining.

Guide Price £550,000 - £580,000

3 1 2



The Property Continued…

There are three bedrooms, including a particularly spacious principal bedroom positioned towards the rear of the bungalow. This room benefits from fitted storage and direct access to a en-suite shower room.

The remaining two bedrooms are both well proportioned, with one also featuring built-in cupboards. A separate family shower room serves the remaining accommodation.

A useful lean-to runs along the rear section of the property and provides additional storage and access to the garden.

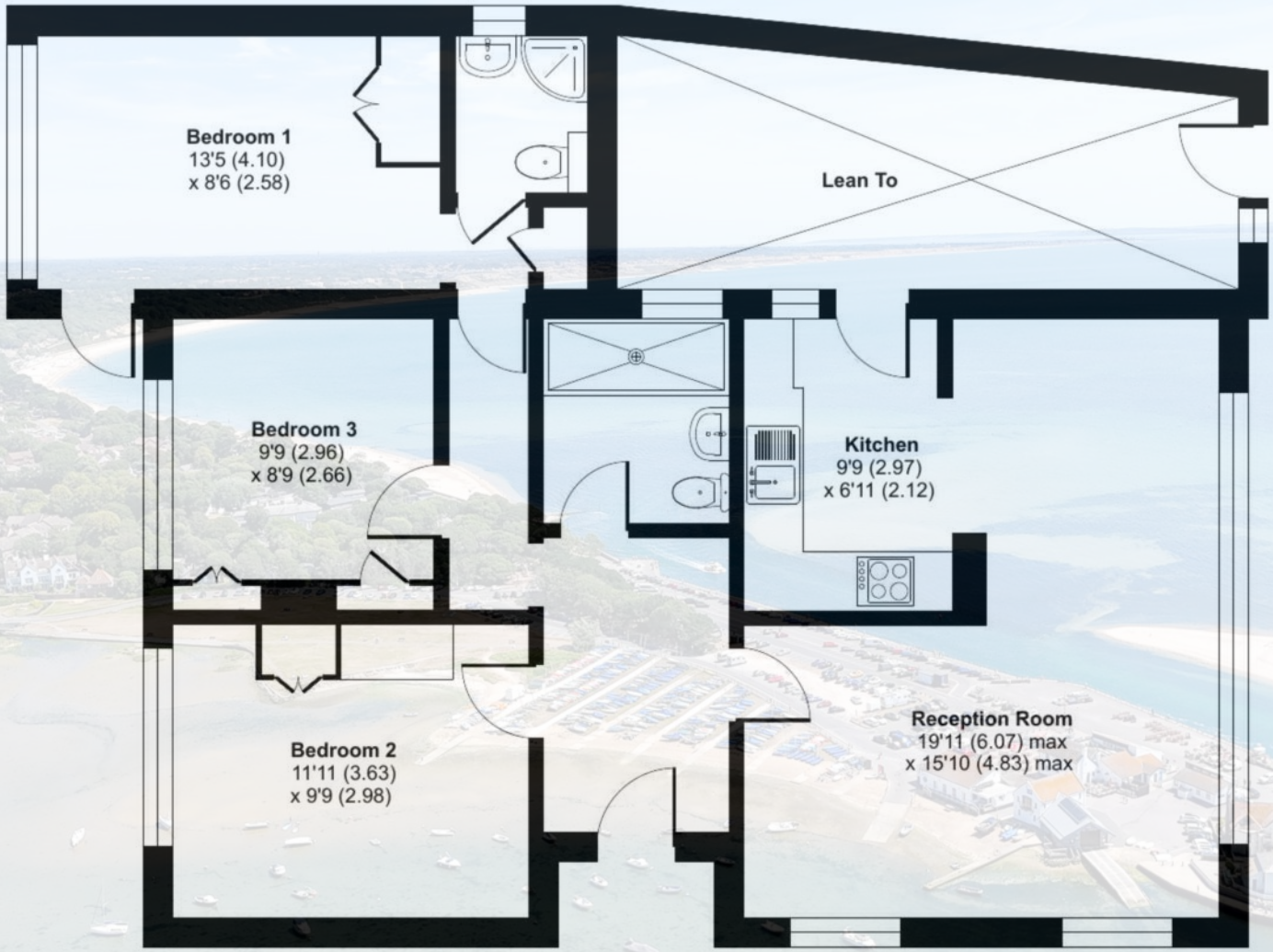




FLOOR PLAN

Approximate Area = 846 sq ft / 78.5 sq m (exclude lean to)

For identification only - Not to scale



GROUND FLOOR

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: 1485198







Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: C Current: 69 Potential: 76

All mains services connected
Heating: Gas central heating
Property Construction: Brick and block
Flood Risk: Very low

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. 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.







Grounds & Gardens

The property is approached across a substantial shingle driveway, providing generous off-road parking for several vehicles. Established hedging and fencing offer a good degree of privacy, while the painted brick and weatherboard elevations give the bungalow an attractive coastal appearance.

The rear garden is enclosed by timber fencing and mature planting. It is arranged with an area of lawn alongside a large shingle seating terrace, providing space for outdoor dining, entertaining and relaxation. Mature shrubs and small trees add greenery and screening, while pathways provide access around both sides of the property.

Points of Interest

Christchurch Harbour Hotel & The Jetty Restaurant	0.2 miles
Noisy Lobster Restaurant	0.7 miles
Mudeford Quay	0.7 miles
Avon Beach	0.9 miles
Christchurch Town Centre	1.9 miles
Steamer Point Nature Reserve	1.8 miles
Highcliffe Castle & Access to Highcliffe Beach	1.9 miles
Christchurch Railway Station	2.6 miles
Highcliffe School	2.3 miles
Highcliffe Town Centre	2.9 miles
Chewton Glen Hotel & Spa	4.3 miles
Bournemouth Airport	7.0 miles
Bournemouth Centre	8.5 miles
London	103 miles





The Local Area

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.

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.



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