

3 Fishermans Bank

Mudeford, Christchurch, BH23 3NP

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COASTAL







A recently updated and beautifully modernised end-of-terrace waterside residence, commanding stunning panoramic views across the harbour towards Hengistbury Head. This exceptional home further benefits from access to a slipway and is enviably positioned just moments from Mudeford Quay, Avon Beach, and an array of local amenities.

The Property

The entrance door opens directly into an impressive front living room, a wonderfully light-filled space featuring wall-to-wall sliding doors that frame the spectacular harbour outlook and open onto the southerly-facing patio terrace. There is also useful understairs storage.

To the rear of the property is a recently refitted kitchen/dining room, finished with tiled flooring throughout and fitted with an attractive range of shaker-style units complemented by stylish work surfaces. Integrated appliances include a double oven and electric hob, with additional space for white goods. Sliding doors provide direct access onto the rear patio, creating an ideal space for indoor-outdoor entertaining.

An additional ground floor reception room offers excellent flexibility and has previously been utilised as a fourth bedroom, further benefiting from a built-in storage cupboard. The ground floor accommodation is serviced by a contemporary three-piece shower room, complete with corner shower cubicle and tiled walls.

OIEO £1,000,000

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Offering spacious and versatile accommodation throughout, the property comprises four bedrooms, three bathrooms, private gardens, a double garage, and off-road parking.

The Property Continued…

Stairs rise from the living area to the first-floor accommodation, where there are two generously proportioned double bedrooms, both offering ample space for storage and furnishings.

The principal bedroom enjoys sliding doors opening onto a private balcony, perfectly positioned to take full advantage of the breathtaking elevated harbour views towards Hengistbury Head. The room is further enhanced by a stylish modern en-suite shower room, featuring a large walk-in shower with rainfall attachment, complemented by fully tiled walls and flooring.

The main bathroom is fitted with a large corner panelled bath with mixer tap, WC, and vanity hand wash basin with storage beneath, finished with neutral tiling throughout.

Occupying the top floor is an additional bedroom or office space, enjoying a bright double aspect and once again benefiting from the outstanding elevated waterside views.

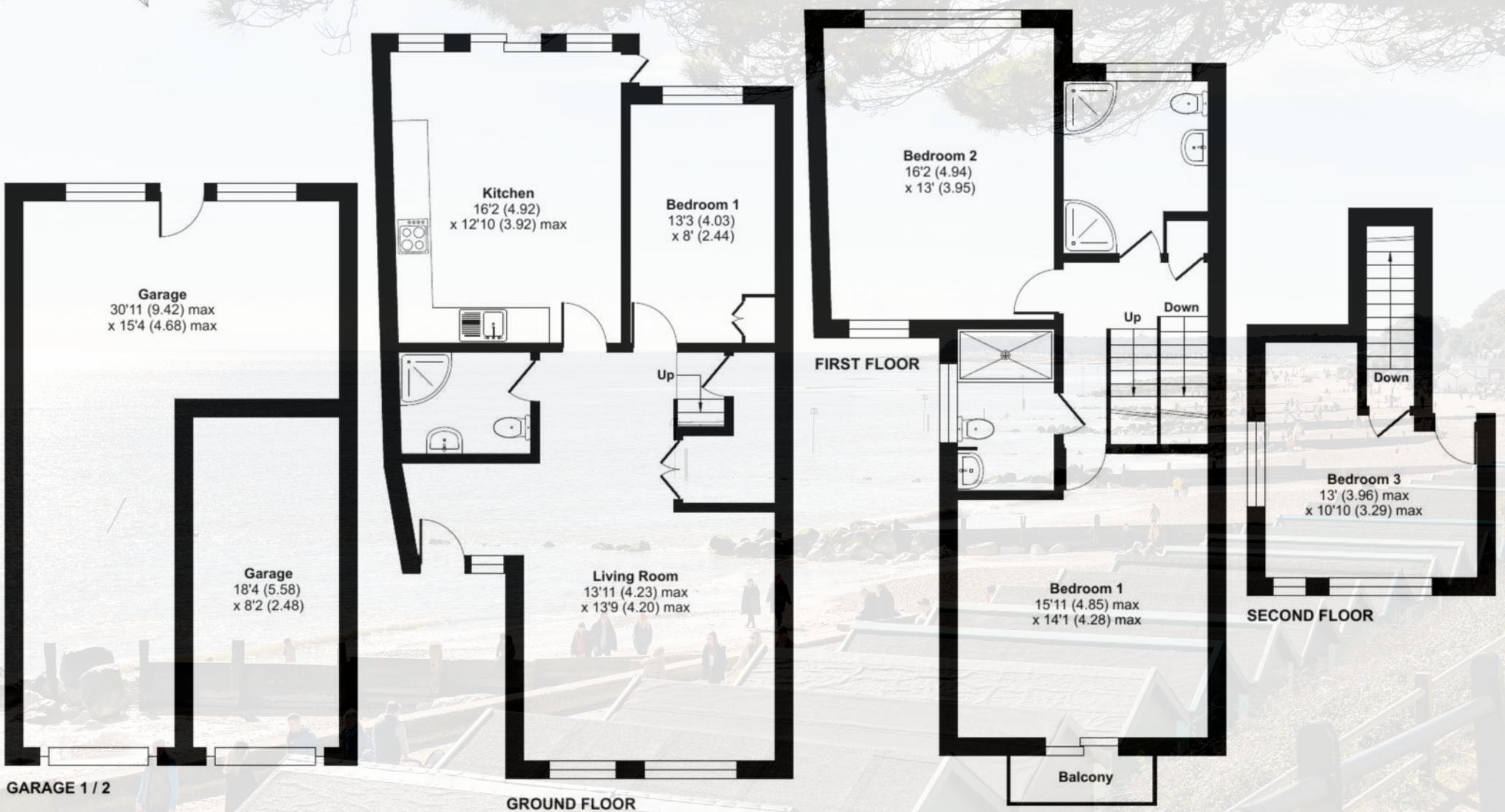








Approximate Area = 1503 sq ft / 139.6 sq m
Garage = 503 sq ft / 46.7 sq m
Total = 2006 sq ft / 186.3 sq m
For identification only - Not to scale



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: 1465257







Grounds & Gardens

The property is approached via a driveway located at the far end of the terrace, leading to the rear parking area and double garage.

To the front, a spacious patio terrace provides an idyllic setting for al fresco dining while enjoying the delightful southerly and westerly harbour views.

The rear garden offers a private and enclosed courtyard adjoining the property, with an opening leading through to an additional lawned garden area. A stone pathway continues to the rear parking area and double garage.





Additional Information

Tenure: Freehold
Council Tax Band: The property is currently registered as a holiday let. It was previously band G.
Energy Performance Rating: D Current: 61 Potential: 81

All mains services connected
Heating: Gas central heating

Conservation Area: Stanpit and Fishermans Bank
Flood Risk: Very low

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.

Public Rights of Way: There is a footpath along Fishermans Bank.

Points of Interest

Christchurch Harbour Hotel & The Jetty Restaurant	0.5 miles
Noisy Lobster Restaurant	1.0 miles
Mudeford Quay	1.0 miles
Avon Beach	1.2 miles
Christchurch Town Centre	1.7 miles
Steamer Point Nature Reserve	1.9 miles
Highcliffe Castle & Access to Highcliffe Beach	2.2 miles
Christchurch Railway Station	2.2 miles
Highcliffe School	2.9 miles
Highcliffe Town Centre	3.2 miles
Chewton Glen Hotel & Spa	4.6 miles
Bournemouth Airport	5.5 miles
Bournemouth Centre	8.3 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. 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 Notice

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 for 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.



For more information or to arrange a viewing please contact us:
A: 368-370 Lymington Road, Highcliffe, BH23 5EZ
T: 01425 205 000 **E:** highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk