



3 Avonsands 120 Mudeford, Mudeford, Dorset. BH23 4AX

£575,000



Ross Nicholas & Company Limited
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BH23 4AX**

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Nestled in the tranquil heart of Mudeford and a stone's throw from the pristine sands of the Blue Flag Avon Beach, this three bedroom townhouse benefitting from three bathrooms (two en-suites) and two roof terraces is available with no forward chain. Step outside to find yourself within easy walking distance of Mudeford Quay and the scenic Christchurch Harbour, where leisurely strolls and stunning sunsets await. Local shops and award-winning eateries are also just a short amble away. The sun-dappled, low-maintenance garden presents a peaceful oasis for relaxation whilst security is taken care of via a secure gated entrance.



RECESSED ENTRANCE PORCH

Courtesy wall light point, EV Car charger, covered storage area, paved floor and step up to part Opaque double glazed entrance door which in turn leads to the:

ENTRANCE HALL

Recessed ceiling spotlights, wall mounted panelled radiator, under stairs storage cupboard with coat hooks and shelving. High level electric consumer unit. Door to:

GROUND FLOOR WC

Fitted with a modern suite comprising low level flush WC and wall hung wash hand basin with vanity unit beneath. Ceiling light point, cupboard unit with shelving, wall mounted panelled radiator.



LIVING ROOM (15' 1" x 17' 2") or (4.59m x 5.24m)

Two UPVC double glazed sash style windows overlooking the garden with a composite door leading to the same. Numerous recessed ceiling spotlights, wall mounted panelled radiators, power points, television point.

KITCHEN/DINING ROOM (16' 8" x 9' 11") or (5.09m x 3.03m)

Narrowing in part to 2.79m. Well presented in a Country Cream coloured range of base and wall mounted units with extensive areas of Granite work surface over. Large Dresser unit with glass display shelving, recess for display and drawers and cupboards beneath. Integrated appliances include a four burner Gas hob with electric double oven beneath and concealed extractor over. Integrated fridge/freezer, full size dishwasher and washing machine. One and three quarter bowl ceramic sink unit with drainer adjacent and mixer tap over. Tiled splash back, part tiled walls and tiled floor. Wall mounted panelled radiator, inset ceiling spotlights. UPVC double glazed window to front. Cupboard housing the Gas fired Worcester boiler.



FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Access to all first floor rooms, ceiling light point, stairs to second floor.

BEDROOM 2 (18' 11" x 10' 8") or (5.77m x 3.24m)

Shortening to 3.09m in the main bedroom area. UPVC double glazed sash style window to the rear aspect, built-in wardrobe with sliding doors housing hanging space and shelving. Further wardrobe to the side with hanging rail. Ceiling light point, power points, provision for wall hung television, wall mounted panelled radiator. Door to:



BALCONY

Situated off bedroom 2 and enclosed by wrought iron balustrade, partially recessed to enjoy the outlook in all weathers with an open area extending and large enough for a small table and chairs if desired.

EN SUITE SHOWER ROOM

Comprising a modern white suite with enclosed corner shower cubicle with chrome fittings, low level flush WC and wall hung wash hand basin, white ladder style towel radiator, inset ceiling spotlights, part tiled walls and tiled floor. Wall light point with shaver adjacent.



BEDROOM 4/DRESSING ROOM (9' 11" x 6' 2") or (3.02m x 1.87m)

Currently arranged as a dressing room and the dressing table and wardrobes can be left in situ if desired. Accessed from bedroom 2 as well as independently from the landing. UPVC double glazed sash style window to the rear overlooking the roof terrace, wall mounted panelled radiator, ceiling light point.

BEDROOM 3 (8' 7" x 10' 8") or (2.62m x 3.25m)

UPVC double glazed windows framing a door leading out onto the Roof Terrace. Ample space for freestanding bedroom furniture or study if desired. Ceiling light point, power points, wall mounted panelled radiator. Door to:



ROOF TERRACE (8' 4" x 9' 5") or (2.55m x 2.88m)

Enclosed by wrought iron balustrade and laid to paving this is a private area perfect for enjoying a leisurely lunch or aperitif and overlooks the parking area to the development and has a wall light point.

SHOWER ROOM

Refitted in recent times with a modern walk-in shower unit with chrome fittings and recess for toiletries, hidden cistern style low level flush WC and inset wash hand basin with vanity unit adjacent and beneath. White ladder style towel radiator, tiled floor and part tiled walls. UPVC opaque double glazed window to the front.

STAIRS RISE TO THE:

SECOND FLOOR LANDING

Large storage cupboard with hanging space and open space on the landing itself for furniture. Door to:

BEDROOM 1 (17' 2" x 12' 6") or (5.23m x 3.81m)

A fantastic principal suite with window to rear and a second Velux style roof light gives the room an abundance of natural light. A pair of built-in wardrobes with double doors providing hanging space and shelving with further space available for freestanding bedroom furniture. Ceiling light points, power points, television point, wall mounted panelled radiator. Door to:

EN SUITE BATH AND SHOWER ROOM

Fully fitted with a four piece suite comprising panel enclosed bath with central tap controls and corner tap unit and recessed hand shower attachment, enclosed corner shower cubicle with chrome fittings, low level flush WC and pedestal style wash hand basin, part tiled walls and tiled floor, ceiling light point, recessed ceiling spotlights, Velux style window to rear, wall mounted panelled radiator.



OUTSIDE

The garden is a fantastic feature of the property facing approximately South West and enclosed by fencing to both sides with a wrought iron gate at the end of the garden leading directly onto the street and therefore a shortcut to the beach! Laid mainly to artificial lawn with a few mature shrubs and plants and paved pathway to the rear of the garden.

THE APPROACH

Laid to macadam and providing off road parking for one vehicle with further parking available immediately adjacent within the development. There is also a small area of planting immediately adjacent to the driveway providing a splash of colour and greenery.



MANTENANCE CHARGE

An annual maintenance charge of £1402 (currently) is levied bi-annually to cover the maintenance of the communal areas, lighting and water.

DIRECTIONAL NOTE

From our office proceed West along Lymington Road heading towards Christchurch. After around a mile you will see Bure Lane on your left, turn here and continue to the end bearing left again and continue along until the sharp bend on the right where the road becomes Mudeford. Just past the shops you will find the entrance gates to Avonsands and the property is numbered within.



PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

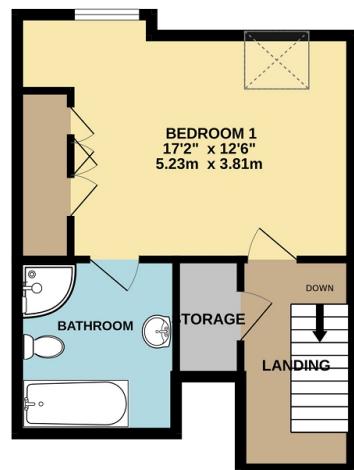
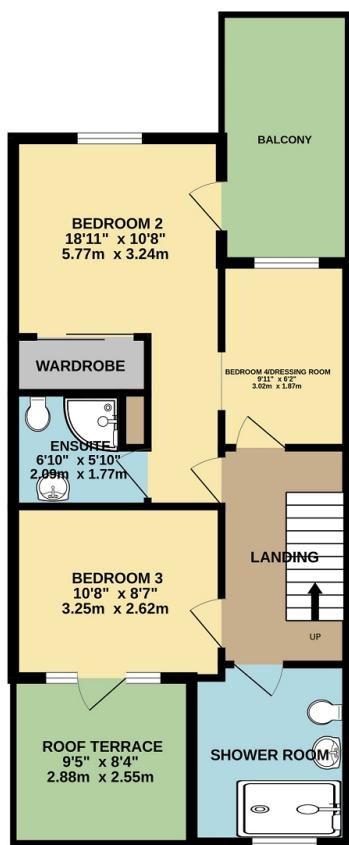
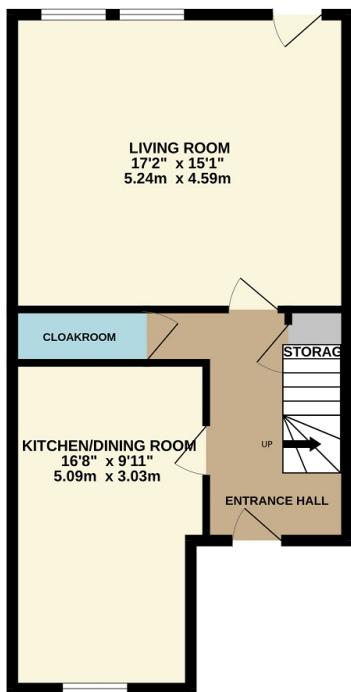
Services

This property has the following services:

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.

2ND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.