



**8 Comet Way, Mudeford, Dorset. BH23 4JW**

**£315,000**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500



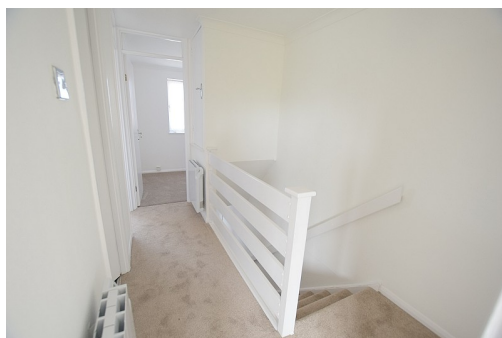




**8 Comet Way, Mundeford, Dorset. BH23 4JW**

**£315,000**

A delightful (Chain Free) redecorated and re-carpeted three bedroom terrace house with off road parking and a delightful rear garden with new storage shed. The property is situated within walking distance of beaches and Mundeford Quay. Viewing recommended by Sole Agent.



**ENCLOSED PORCH**

Accessed via UPVC double glazed front door, door leads to:

**HALLWAY**

Staircase leading to first floor landing, ceiling light point. Door leads to:

**SITTING ROOM/DINING ROOM (25' 6" X 14' 5") OR (7.77M X 4.39M)**

Double glazed windows overlooking front garden aspect, two modern wall heaters, ceiling light points, power points, TV point, UPVC double glazed door leading to rear garden. Door leads from dining area to:

**KITCHEN (10' 6" X 7' 0") OR (3.20M X 2.13M)**

UPVC double glazed window overlooking rear garden aspect, single drainer sink unit, range of light cream coloured modern base and wall cabinets, floor standing cooker, space and plumbing for washing machine, fitted work tops to units. Power points and ceiling down lights.

**FIRST FLOOR LANDING**

Airing Cupboard. ceiling light, two modern electric wall heaters, Doors leading to:

**BEDROOM 1 (14' 6" X 8' 8") OR (4.42M X 2.64M)**

UPVC double glazed window overlooking rear garden aspect, built-in wardrobe. Ceiling light, power points.

**BEDROOM 2 (11' 6" X 8' 7") OR (3.51M X 2.62M)**

UPVC double glazed window overlooking front aspect, built-in wardrobe, ceiling light and power points.

**BEDROOM 3 (6' 11" X 6' 5") OR (2.11M X 1.96M)**

UPVC double glazed window overlooking front garden aspect. Power points and ceiling light point.

**BATHROOM**

Modern white suite, panel enclosed bath with shower attachment over and shower screen, bathroom fitments, Heated towel rail in chrome finish, low level WC, wash hand basin with vanity unit beneath.

**FRONT GARDEN**

Laid to level lawn with selection of shrubs and pathway to front door. Allocated parking to side of neighbouring property.

**REAR GARDEN**

An attractive rear garden laid to lawn with patio and flower beds and enclosed by panel fencing. New garden storage shed and rear gated access leading to parking area.

**VIEWING ARRANGEMENTS**

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

**DIRECTIONAL NOTE**

From the village of Highcliffe proceed along the Lymington Road (A337) through the centre of the village past the Globe Public House on the right-hand side. Continue past the Golf Course on the left and at the roundabout take the first turning on the left into The Runway. Continue along The Runway and take the first turning on the right into De Havilland Way. Take the third road on the right which is Comet Way and follow the road around. The property can be found in the first enclose to the right.

**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.

**TENURE**

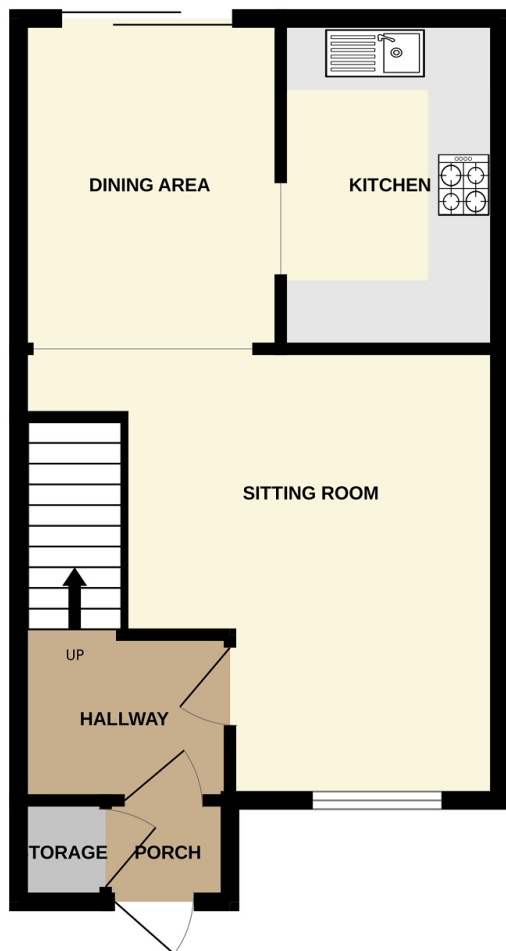
The resale tenure for this property is Freehold

**EPC RATING**

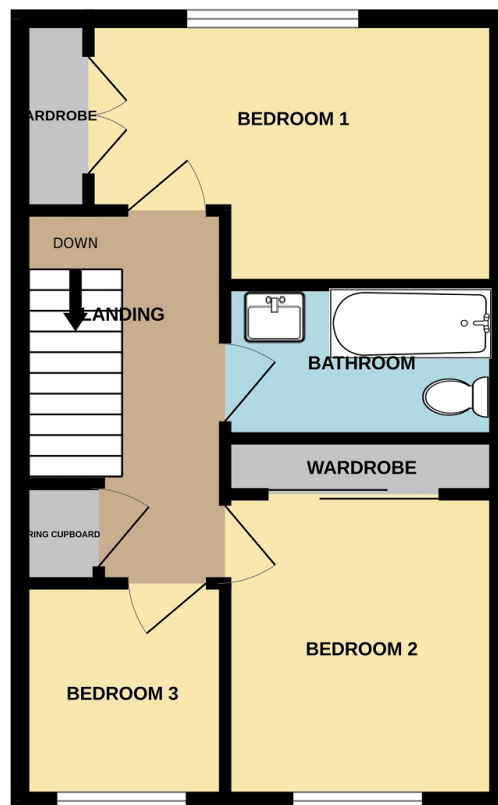
The EPC rating for this property is D60



GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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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.