



12 East Cliff Way, BH23 4EY

£1,250,000

Mitchells
1963 — TODAY

A gorgeous and substantial character house of approx. 2100sqft in this beautiful tree lined crescent just short stroll to the Blue Flag beaches of Friars Cliff. This wonderful home has been beautifully maintained and enjoys spacious room sizes, smart modern fittings and a lovely secluded garden.

East Cliff Way, is a delightful pocket of Friars Cliff tucked just off the prestigious Seaway Avenue that runs down to the beach. It is extremely quiet with hardly any passing cars yet is right by the beach, Steamer Point Nature Reserve and the promenade that leads down to the Noisy Lobster, Beach Hut Cafe and Mudeford Quay.

- Fabulous large refitted kitchen/diner with double doors onto the garden
- Impressive sitting room overlooking the garden
- Good size family room with handsome fireplace
- Spacious hall/study area looking out to the front
- Fabulous large master bedroom with en-suite bathroom
- Three further double bedrooms with built-in wardrobes
- Two bath/shower rooms and ground floor cloakroom
- Ample off road parking at the front, garage with electric doors providing front and rear access
- Fabulous location within a short stroll to the award winning sandy Friars Cliff beach with its beach
- No chain

EPC Rating Band: C

Council Tax Band: G

Freehold

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 check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

