



4  2  4  EPC = To be confirmed

37 EAST CLIFF WAY, FRIARS CLIFF, CHRISTCHURCH BH23 4EY PRICE: £1,350,000

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# BRAND NEW! Available to purchase off plan is this fantastic opportunity to own a brand new detached chalet style home in exclusive Friars Cliff.

37 East Cliff Way, Friars Cliff, BH23 4EY

Price: £1,350,000 Freehold

01425 274444

mudford@winkworth.co.uk

## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with the sandy Friars Cliff Beach and Avon Beach closeby, and picturesque Mudford Quay just a short stroll away.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

**BRAND NEW!** Available to purchase off plan is this fantastic opportunity to own a brand new detached chalet style home in exclusive Friars Cliff. The property is estimated to be ready for occupation towards the end of 2024 and is very well situated just a short walk from Steamer Point nature reserve and the sandy "blue flag" Avon beach.

This new build property will be finished to a high specification and come with a 10 year house builders guarantee.

The builder has recently completed a similar project locally and we can therefore arrange viewings on this for any interested parties to show an example of how the property will be finished.

For further information or enquiries please contact sole agents Winkworth Mudford on 01425 274444.

## Summary:

- Brand new detached chalet style bungalow
- Three first floor bedrooms all en suite
- Ground floor bedroom with en suite
- Living room
- Open plan kitchen/breakfast room
- Utility room & ground floor cloakroom
- Integral garage & off road parking
- Landscaped garden
- 10 year house builders guarantee
- Short walk to Steamer Point nature reserve & Avon beach
- EPC & Council Tax Band to be confirmed once property has been completed





Example of finish taken from a similar project recently completed

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**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Mundeford | 01425 274444 | [mundeford@winkworth.co.uk](mailto:mundeford@winkworth.co.uk)



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