



£1,250,000 Offers In Excess Of  
Island View Avenue, Christchurch  
Detached House | 5 Bedrooms | 4 Bathrooms

01202 289000

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# Step Inside

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## Key Features

- Approximately 100 Meters from the Sandy Avon Beach
- 5 Bedrooms 3 with EnSuite Facilities
- Beautiful Presentation
- Open Plan Kitchen Dining Family Area
- Conservatory
- Sitting Room
- Stunning Private Rear Garden
- Garden Room
- Lit and Heated All Season Gazebo and Tiki bar
- Council Tax Band G - EPC Rating D

## Property Description

\*\*\*\* Guide Price £1,250,000 - £1,300,000 \*\*\*\*

"Sea Dreams" is an exceptional 1930s coastal residence located just 100 metres from Avon Beach, combining timeless character with stylish modern living.

Offering five generously proportioned bedrooms, the home is perfectly suited to families seeking space, comfort, and versatility. Three beautifully presented reception rooms provide a variety of areas for relaxing and entertaining, while the open-plan kitchen and dining/family room flow seamlessly into the conservatory, creating a wonderful space for everyday living. A ground-floor bedroom with en-suite bath room and a separate living room further enhance the property's flexibility.

Upstairs, the impressive principal bedroom enjoys views over the spectacular rear garden, along with a large en-suite bathroom, fitted wardrobes, and a private sun terrace. Bedroom two also benefits from an en-suite, with the remaining two bedrooms served by a well-appointed family bathroom.

The rear garden is a true showpiece. Stepping out from the country house-style conservatory, you enter a beautifully landscaped haven. The first section features a well-kept lawn and several secluded seating areas. This then leads you through a rose arch to a hard-landscaped area bordered by mature planting including a striking wisteria trained over a pergola which is above a brick laid circular footpath. Beyond this lies the hidden garden, a peaceful retreat to enjoy year-round. Here you will find a timber-built gazebo with a log-burning stove, electrics, and outdoor heating, a garden office with full internet connectivity, a characterful chapel-style garden shed, and even a Tiki bar.

This outstanding coastal home offers not just exceptional accommodation, but a lifestyle to match, all within a stones throw of the beach.

## Main Particulars

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Council Tax Band: G

Tenure: Freehold

Friars Cliff is a sought-after coastal location renowned for its beautiful sandy beach, stunning sea views, and relaxed seaside atmosphere. Popular with walkers and water sports enthusiasts, the area offers easy access to the picturesque Christchurch Harbour, the historic town centre, and the New Forest National Park. Nearby attractions include Mudeford Quay, Hengistbury Head Nature Reserve, and a selection of charming cafes and beachside eateries, making it an ideal spot all year round.

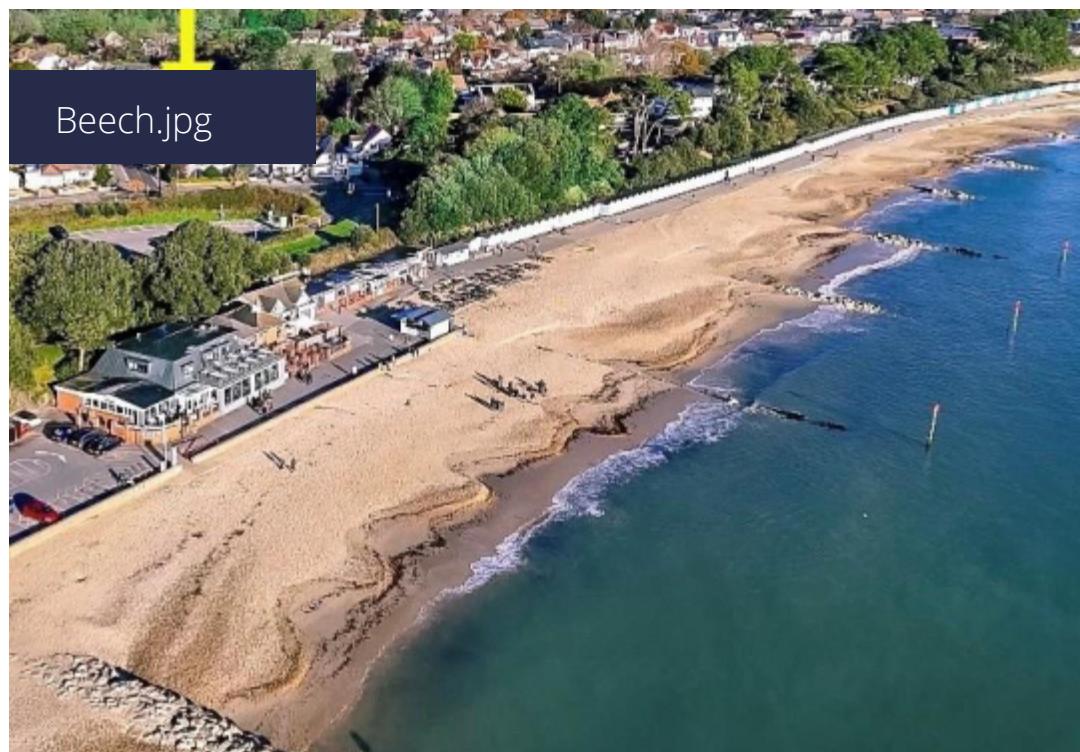
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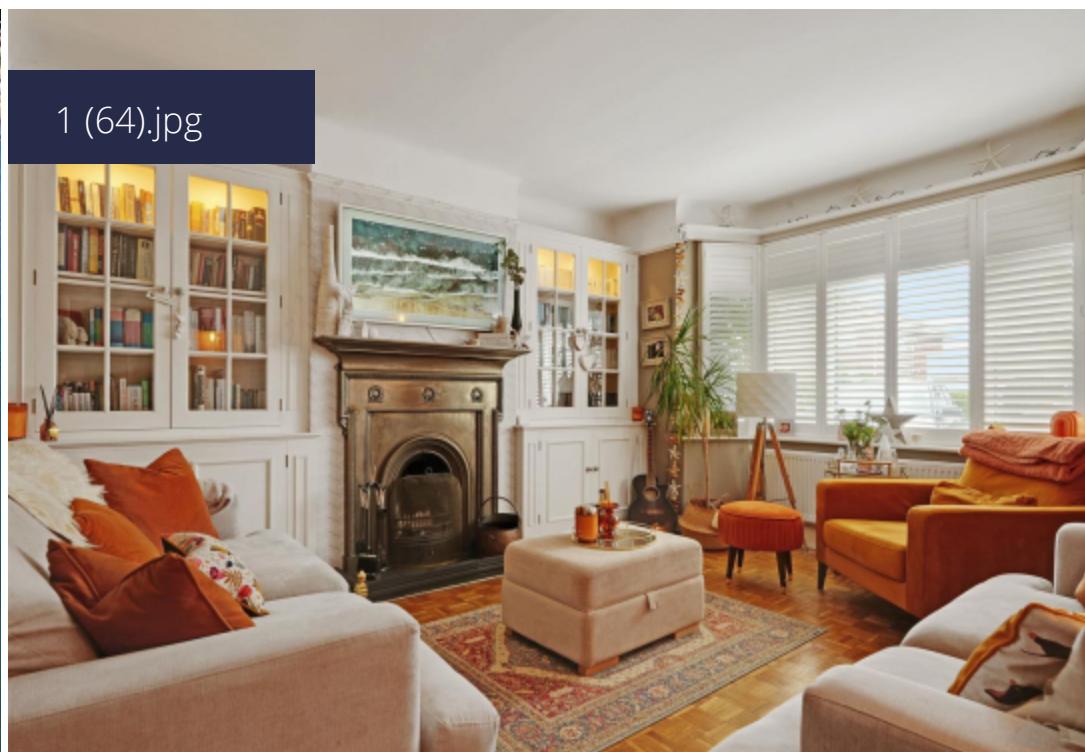
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Total Area: 196.8 m<sup>2</sup> ... 2119 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA

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

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