



2 Avon Run Road, Friars Cliff, BH23 4DU

**PETTENGELLS**  
ESTATE AGENTS



## 2 Avon Run Road, Friars Cliff, BH23 4DU

- Premier location in Friars Cliff
- Enjoying lovely sea and beach views
- Fantastic potential for enlargement or redevelopment
- Three / Four bedrooms
- Two receptions
- Spacious kitchen / diner
- Large rear gardens
- Only yards from Award winning beaches
- GF shower room
- No forward chain
- EPC Rating: C
- Council Tax: Band F



**Guide price £1,000,000**



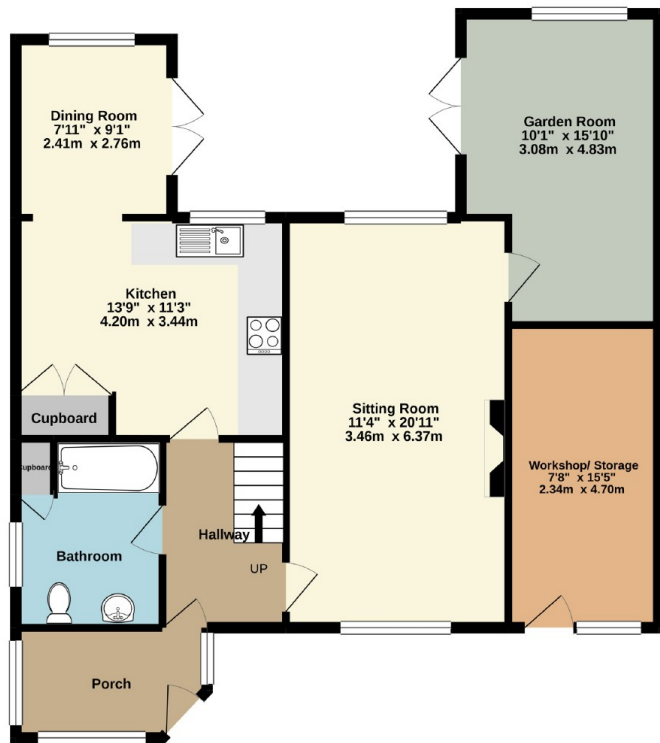
**A RARE AND FANTASTIC OPPORTUNITY** to acquire a detached three / four bedroom home in this superb location about 100ft from the award winning Avon Beach and enjoying views of Christchurch Bay.

The property stands in matured gardens approaching 100ft and offers great potential to extend or re-develop to create a magnificent bespoke home (stp).

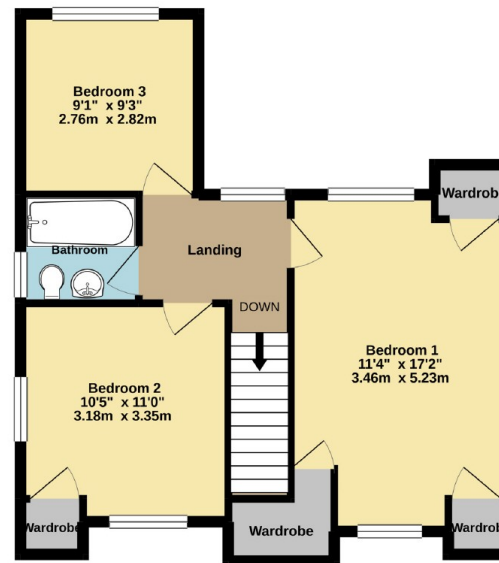
The accommodation currently comprises: Porch, hallway, kitchen / dining room, sitting room, garden room, ground floor shower room, three first floor bedrooms and bathroom, workshop/storage. Off road parking and workshop / playroom in garden.



GROUND FLOOR



1ST FLOOR



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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