



LONDON • HAMPSHIRE • DORSET

HIGHCLIFFE ON SEA

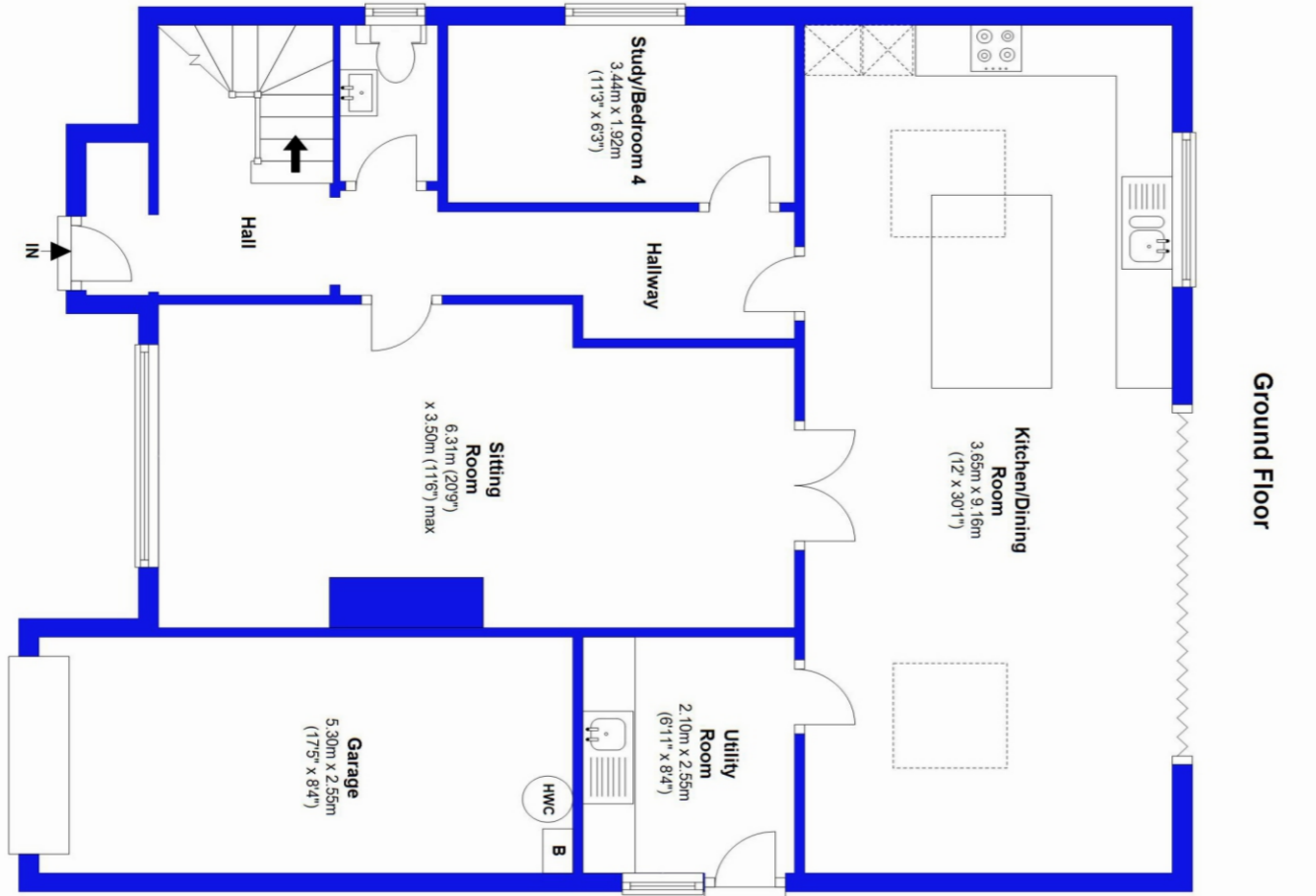


ASKING PRICE £645,000 FREEHOLD



Mitchells are acting as agents for the Vendor. These particulars are for your guidance only. They are not (1) an offer for a contract (2) representations of fact, nor is their accuracy guaranteed. None of our staff has any authority to give any representation or warranty concerning this property

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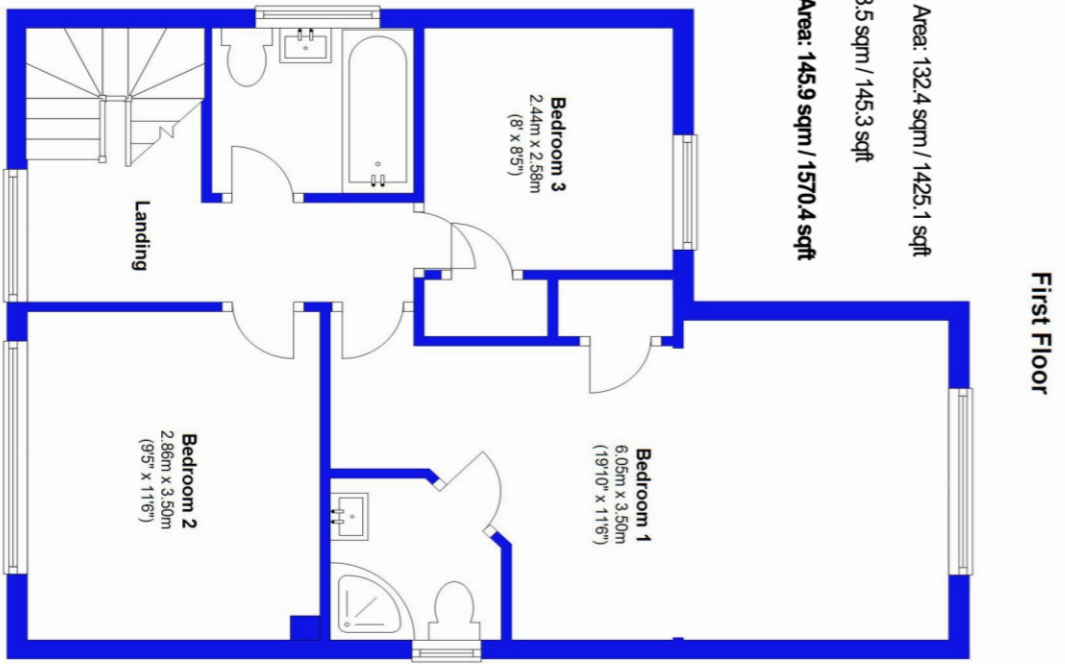
Ground Floor



Approx Gross Internal Area: 132.4 sqm / 1425.1 sqft

Garage: 13.5 sqm / 145.3 sqft

Total Approx Gross Area: 145.9 sqm / 1570.4 sqft



First Floor

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RESIDENTIAL SALES & LETTING
COMMERCIAL SALES & LETTING
PROPERTY MANAGEMENT
LAND DEPARTMENT
PLANNING SPECIALISTS

Illustration for identification purposes only; measurements are approximate, not to scale. Plan produced using PlanUp.

A stunning beach style home situated yards from the cliff top and path to the beach featuring outstanding accommodation that has been professionally refurbished inside and out totalling 1425sqft. The finish inside and out is first class and the property boasts a stylish contemporary interior with bright and airy living accommodation, an amazing open plan kitchen/living area with double roof lanterns and designer bathroom suites. Situated in this tucked away cul-de-sac on the south side of the main Lymington Road just a short level stroll to the village centre. Vacant possession.



PROPERTY FEATURES

- Professionally refurbished and skilfully extended detached house of approx 1425sqft
- Wonderful master bedroom suite with luxury en-suite shower room
- Two further first floor bedrooms with a luxury family bathroom
- Ground floor bedroom four/study
- Contemporary kitchen/dining/living room running across the rear of the property with high gloss units, square edge worktops and integrated appliances with double roof lantern and bi-fold doors to the garden
- Separate sitting room
- Oak and glass turning staircase with ceramic tiling through the entrance hall into the kitchen/living area
- Flat plastered ceilings, oak veneered internal doors and recessed ceiling spotlights
- Grey upvc double glazed replacement windows, upvc fascias soffits and guttering
- Completely rewired and with brand new gas fired central heating
- Integral garage with an electric up and over door and plenty of parking to the front
- Full enclosed and re-fenced level garden to the rear with all day sunshine (please note: the photo of the garden has been digitally enhanced to show how the lawn will look once the grass seed has grown)
- Brilliant location right by the beach and just a short stroll to the shops
- Highcliffe school catchment area, viewing strongly recommended
- Council Tax 'E' £2184.15
- Energy Performance Rating TBC

