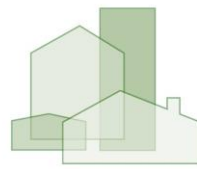


29 & 31 MONTAGU ROAD  
HIGHCLIFFE ON SEA, BH23 5JX







# Hoburne

## DEVELOPMENT

### ASKING PRICE £725,000 EACH

Two, simply stunning, brand new homes featuring contemporary living space of approaching 2000sqft, constructed by leading local developers Hoburne Development to a first class specification. These stylish homes boast the latest fittings and enjoy bright and airy open plan living space with four bedrooms and four bath/shower rooms, with generous room sizes throughout and are located in this prestigious coastal location on the south side of the high street and just a short stroll to the bustling village centre, cliff top and beach.

**FOUR BEDROOMS • FOUR BATH/SHOWER ROOMS (TWO EN-SUITE) • KITCHEN/DINING/FAMILY ROOM • SEPARATE UTILITY ROOM • SEPARATE SITTING ROOM • OFF-ROAD PARKING • GARDENS**



## The Property

- Two, contemporary new homes of approx 2000sqft with striking elevations
- Envidable location, right by the village and the beach
- Wonderful south facing, sun trap rear gardens
- Stunning open plan kitchen/family room with bi-fold doors onto the split level sun terrace
- Premium German kitchen with matt units, quartz worktops, Neff appliances
- Separate lounge/bedroom four
- Vaulted master bedrooms with luxury en-suites
- Guest bedroom with luxury en-suite
- Designer sanitary ware with tiling by Porcelanosa
- Under floor heating to ground floor with radiators upstairs, high performance gas fired heating system
- Impressive oak and glass staircases
- Karndean flooring to kitchen/family room and wet rooms
- Fitted carpets throughout
- Split level sun terraces
- Large, south facing landscaped gardens
- 10 year NHBC guarantee
- Plenty of off road parking
- Cliff top restaurant, quality cafes, supermarkets and bus connections just two minutes away
- Access to London in under two hours from nearby railway stations
- Ready for immediate occupation
- Council Tax 'TBC'
- Energy Performance Certificate 'B'





## Location

Highcliffe is a small town in the borough of Christchurch, Dorset. The town lies on a picturesque stretch of Solent coastline with views over Christchurch Bay to the Isle of Wight. Fueled by its enviable location, coastal walks, main line rail links to London (in under two hours) excellent schools and the popularity of the Chewton Glen Hotel, the Highcliffe Golf Course, and the Nature Reserve at Steamer Point, Highcliffe is becoming a popular area for those relocating to the coast.



# 29 & 31 Montagu Road



**31- Ground Floor**

**29- Ground Floor**



**31- First Floor**

**29- First Floor**

Illustration for identification purposes only; measurements are approximate, not to scale.  
EPC New Forest working with FloorplansUsketch.com





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