

30 MONTAGU ROAD  
HIGHCLIFFE ON SEA, BH23 5JX







# 30 MONTAGU ROAD

A spectacular coastal home situated in this premier location just around the corner from the beach and standing on truly magnificent landscaped plot with gorgeous rear gardens. Thoroughly refurbished to an outstanding specification, the accommodation extends to approximately 2700sqft with some of the most impressive open-plan living accommodation with have ever seen. The attention to detail in the refurbishment is second-to-none with only the finest quality fittings having being used and a result this lovely home will appeal to the most discerning of purchasers. Strongly recommended.

**MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE BATHROOM • TWO FURTHER BEDROOMS (ONE EN-SUITE) •  
SHOWER ROOM • FAMILY/DINING ROOM • KITCHEN AREA • SITTING AREA • SEPARATE WC • STUDY • GARDEN •  
GARAGE • OFF-ROAD PARKING •**



## The Property

- Striking detached chalet in show home order
- Exclusive location just a short stroll to the village and the beach
- Large mature gardens extending to approx. 1/3 acre with a deep frontage and set back from Montagu Road
- Superb first floor master bedroom suite with luxury en-suite, walk-in dressing room and French doors to the balcony overlooking the garden
- Two further en-suite bedrooms
- Separate study
- Incredible open plan kitchen/dining/family room with delightful views over the garden and two sets of bi-fold doors leading onto the outside terrace
- Separate sitting room
- Large utility room
- Integral garage
- Tastefully decorated, flat plastered ceilings, replacement internal doors, quality floor coverings and re-plumbed and re-wired in its entirety
- Detached garden studio
- An outstanding home in an outstanding position
- Council Tax 'F' £2724.85
- Energy Performance Rating 'C'





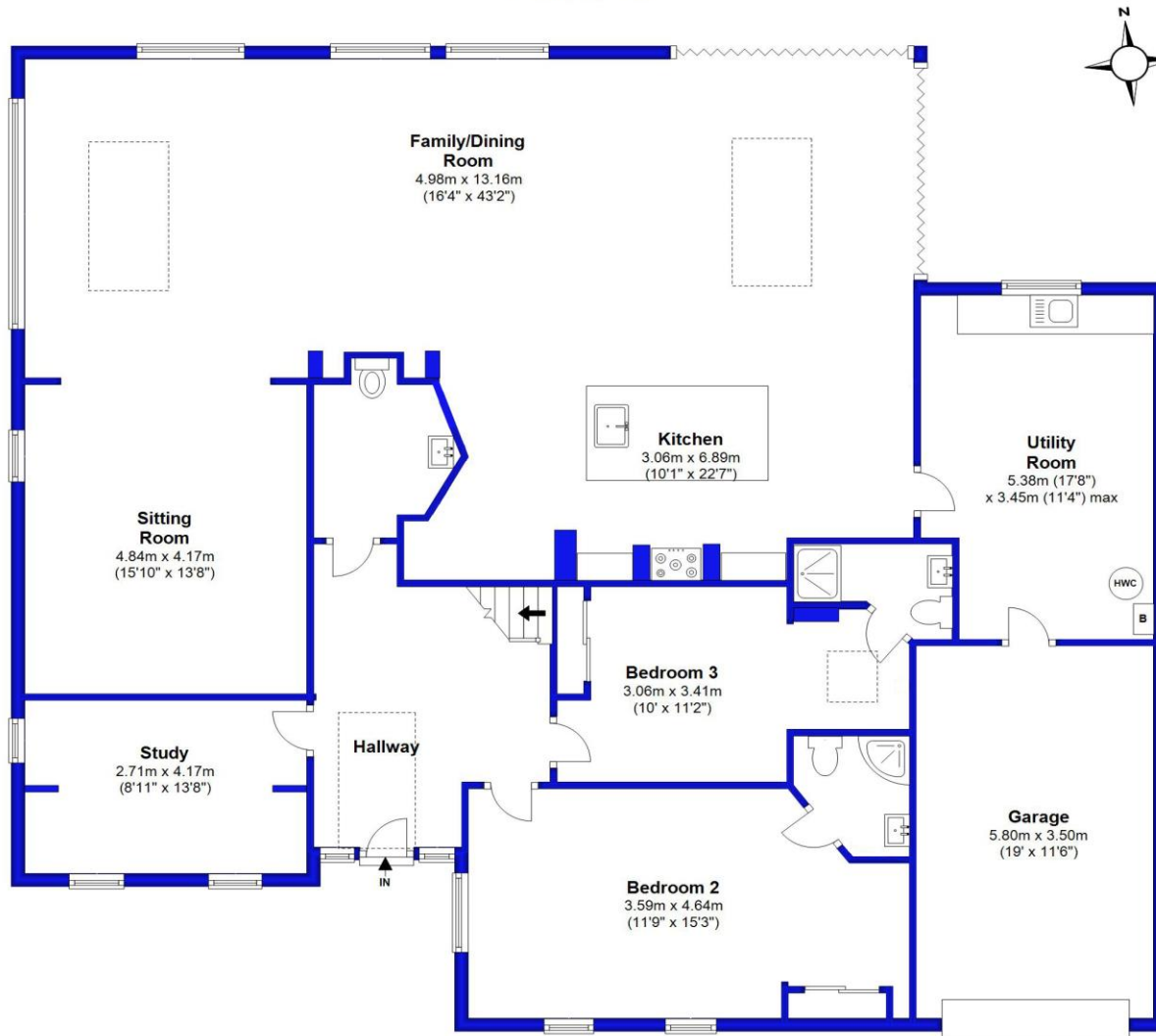


## Location

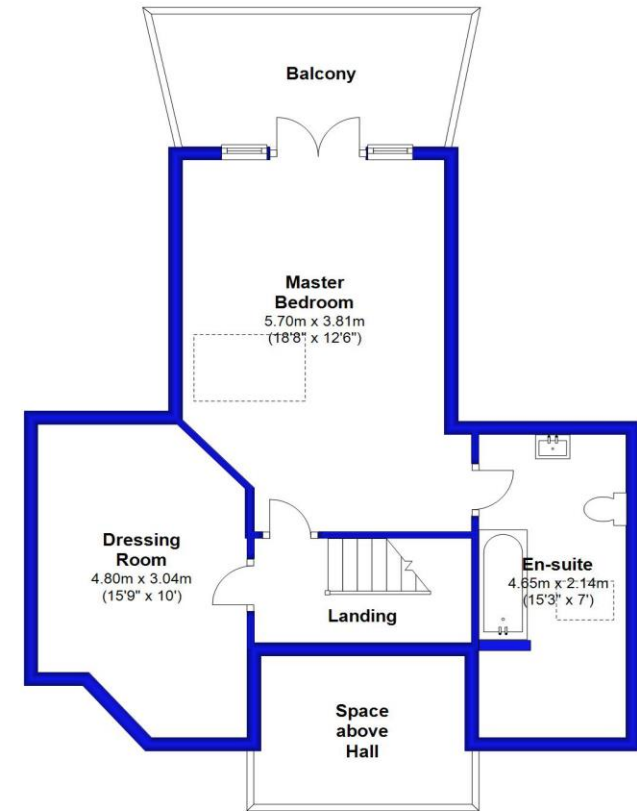
Highcliffe is a small town in the borough of Christchurch, Dorset. The town lies on a picturesque stretch of Solent coastline with views over Christchurch Bay to the Isle of Wight. Fueled by its enviable location, coastal walks, main line rail links to London (in under two hours) excellent schools and 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.



### Ground Floor



### First Floor



Approx Gross Internal Area: 250.9 sqm / 2700.7 sqft

Garage: 20.3 sqm / 218.5 sqft

**Total Approx Gross Area: 271.2 sqm / 2919.2 sqft**

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









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