



**Roeshot Crescent, Highcliffe-On-Sea,  
Christchurch, Dorset, BH23 4QH  
£790,000 Freehold**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







# Roeshot Crescent, Highcliffe-On-Sea, Dorset, Bh23 4QH

Welcome to Roeshot Crescent, Highcliffe - a charming property that offers the perfect blend of comfort and convenience. This delightful chalet bungalow boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms and 2 bathrooms, there is plenty of room for the whole family to enjoy. This property benefits from double glazing through out, gas fired central heating and an open fire place in the main lounge.

This property also benefits from a mature back garden which is south westerly facing.

Situated in a peaceful cul-de-sac, this property offers a tranquil retreat away from the hustle and bustle of the village centre. The location is ideal for nature lovers, being close to Nea Meadow nature reserve where you can enjoy leisurely walks and appreciate the beauty of the outdoors.

For those who enjoy outdoor activities, Wingfields playing field is at the end of the cul-de-sac which provides the perfect space for sports and recreation. Additionally, the property offers parking for up to 5 vehicles, ensuring that you and your guests always have a convenient place to park.

One of the highlights of this property is its proximity to the safe sandy beaches of Highcliffe and friars cliff, both of which are in walking distance. Imagine taking a leisurely stroll along the sandy shores or enjoying a picnic with stunning sea views whenever you please. The property is conveniently located within walking distance of Hinton Admiral train station with direct links to London.

Don't miss out on the opportunity to make this wonderful property your home. Contact us today to arrange a viewing and experience the charm of Roeshot Crescent for yourself.













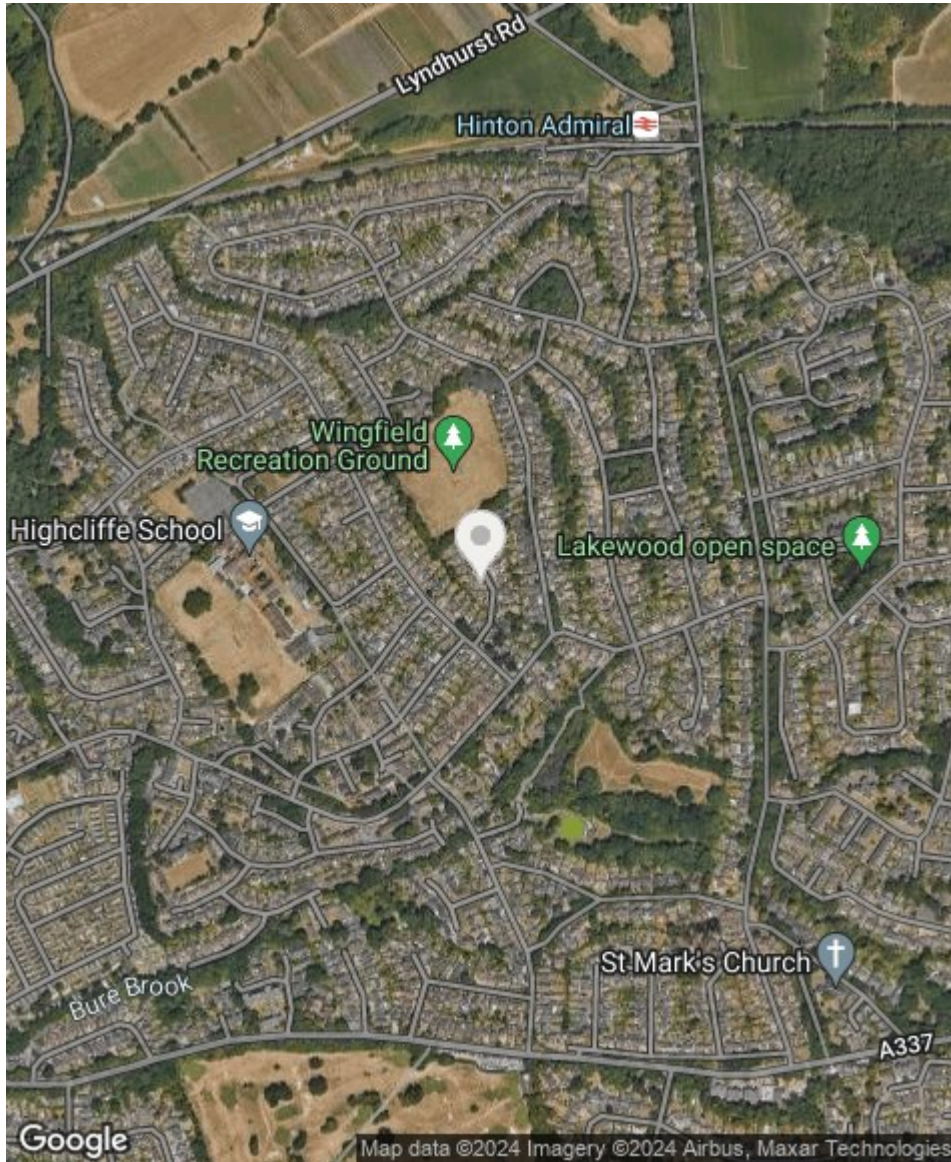


#### DISCLAIMER

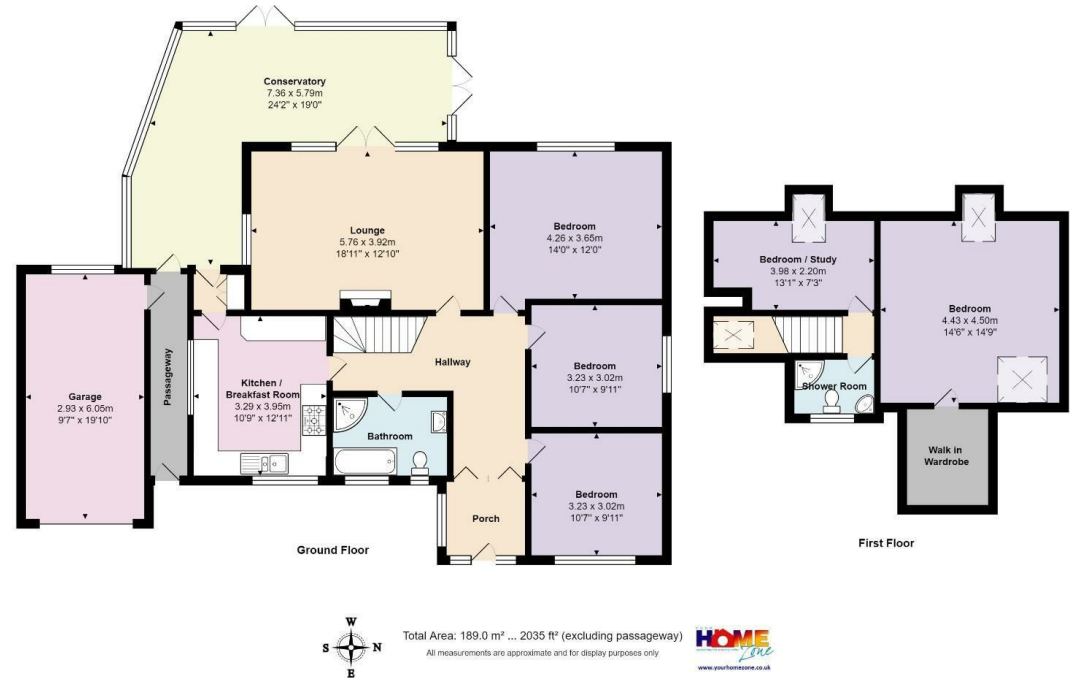
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		78	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	68		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
 01425 272163 | Website: [www.hunters.com](http://www.hunters.com)

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