



**19 Buce Hayes Close, Highcliffe, Dorset. BH23 5HJ**

**Guide Price £425,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777





**19 Buce Hayes Close, Highcliffe, Dorset. BH23 5HJ**

**Guide Price £425,000**

**\*\* For sale by online auction \*\* Pre-Auction offers considered \*\*** A two bedroom detached bungalow situated on a generous plot in the heart of Highcliffe Village Centre in a quiet no-through- road. Benefitting from a modern Kitchen and Conservatory and still offering the opportunity for a discerning purchaser to modernise/extend, this is an opportunity not to be missed. No Forward Chain



## AGENTS NOTE

Please be advised that this property is for sale through the method of Auction only to be able to gain a secure sale as the Vendor requires a speedy and secure move.

## CANOPIED ENTRANCE PORCH

Tiled flooring, ceiling light point, UPVC double glazed door leads into the:

## SPACIOUS ENTRANCE HALLWAY

Access to all principal rooms. Access into the roof space via a hatch. Storage cupboard, wall mounted panelled radiator, ceiling light point.

## KITCHEN (11' 11" X 9' 11") OR (3.64M X 3.02M)

Narrowing in part to 2.34m. Refitted in recent times with a beautiful range of White matt fronted cupboard and drawer units with areas of contrasting driftwood style square edged work surface over. Integrated fridge/freezer and washer/dryer. Inset four ring ceramic hob with electric fan assisted oven beneath and concealed filter extractor canopy over. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Cupboard housing the Gas fired Vaillant combination boiler. UPVC double glazed window overlooking the rear garden, UPVC opaque double glazed door leads to the driveway and garage. Under cupboard lighting and inset LED ceiling spotlights.



## LIVING ROOM (15' 11" X 10' 11") OR (4.85M X 3.33M)

A lovely reception room with large picture window to the front (South) facing aspect with two additional windows framing either side of the wood burning stove (not in operational order) allowing plenty of natural light into the room. Wall mounted panelled radiator, wall light points, television point, power points. Crittall style door leads into the:



## CONSERVATORY (11' 3" X 9' 11") OR (3.44M X 3.03M)

Of UPVC double glazed construction on a brick base. Windows to three sides and a double glazed door leading onto the patio and garden beyond. An all year round useable room with wall mounted double panelled radiator, power and lighting.

## BEDROOM 1 (12' 11" X 13' 11") OR (3.94M X 4.24M)

A lovely and bright principal bedroom with dual aspect windows one to the side and a large one facing South at the front. Ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, power points.



## BEDROOM 2 (10' 11" X 9' 11") OR (3.33M X 3.03M)

Large UPVC double glazed window to side aspect, wall mounted panelled radiator, ceiling light point, power points, ample space for fitted or freestanding bedroom furniture.

## BATHROOM

Fitted with a coloured suite comprising panel enclosed bath and pedestal wash hand basin, opaque double glazed window to rear, linoleum flooring and part tiled walls, wall mounted panelled radiator.



## SEPARATE WC

Low level flush WC, ceiling light point, opaque double glazed window to rear.

## OUTSIDE

The garden is a superb feature of the property being of generous size and offering a high degree of privacy and seclusion from neighbouring properties.

## GARAGE

Metal up and over door, power and lighting, separate workshop/store to rear and pedestrian access to rear garden.

## THE APPROACH

Accessed via a macadam driveway providing off road parking for many vehicles and the remainder then laid to lawn with paved and macadam pathways to the front door.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed West taking the next right hand turn into Buce Hayes Close where the property will be found just to the left hand side of the t-junction and is numbered.

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.



## AUCTION INFORMATION

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

## AUCTION INFORMATION CONTINUED

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

## TENURE

The resale tenure for this property is Freehold

## EPC RATING

The EPC rating for this property is TBC



GROUND FLOOR  
836 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 sq.m.) approx.

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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.