



**260 Smugglers Lane North, Highcliffe, Dorset. BH23 4QL**

**£475,000**



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





**260 Smugglers Lane North, Highcliffe, Dorset. BH23 4QL**

**£475,000**

A superb four double bedroom town house offering just under 1300 sq ft of well planned accommodation along with a fair sized South facing rear garden. The property is situated with the coveted Highcliffe School catchment area and is also just under a mile from the nearest beaches with the local shopping parade just around the corner. This fabulous home is extremely deceptive and really does need to be viewed to be fully appreciated.



## COVERED ENTRANCE

Hardwood door with opaque glazed inserts and matching side screen adjacent leads into the:

## ENTRANCE HALL

Two ceiling light points, cloaks cupboard also housing the electric consumer unit, under stairs storage cupboard, tiled flooring, wall mounted alarm control panel, doors to all ground floor rooms.

## GROUND FLOOR WC

Fitted with a low level flush hidden cistern style WC and inset wash hand basin with vanity unit beneath, part tiled walls and tiled floor, wall light point.

## KITCHEN/DINING ROOM

The Kitchen is fitted with a good range of base and wall mounted units in a stylish two tone colouration with areas of granite style laminate roll top work surface over. Integrated appliances include a fridge/freezer, washing machine and dishwasher as well as a five burner Gas hob with eye level fan assisted oven and microwave/combi oven adjacent with filter extractor canopy over with curved glazed screen and inset lighting. Large porcelain tiled floor, underfloor heating thermostat, inset twin composite sink units with drainer adjacent and mixer tap over, under cupboard spotlighting, inset ceiling spotlights. Opening through to the Dining Room with continuation of the tiled floor, UPVC double glazed window to the front providing a lovely open aspect.

## LIVING ROOM

Spanning the entire width of the property and benefitting from a wonderfully bright aspect facing South and overlooking the rear courtyard style garden. There is a wall hung fire place with backlit flame effect screen and LED back lit recessed stones in the hearth. Wall mounted underfloor heating thermostat, two ceiling light points, double glazed double doors open out onto the courtyard garden and are framed by matching windows to each side, return door to hallway.

## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

## FIRST FLOOR GALLERIED LANDING

A fantastically bright space with feature porthole style window to the front, large airing cupboard with slatted linen shelving, ceiling light point, stairs to second floor.

## BEDROOM 2

A great sized double bedroom with large UPVC double glazed window to the front, ample space for fitted or freestanding bedroom furniture, built-in wardrobe with mirror fronted sliding door, wall mounted double panelled radiator, ceiling light point, provision for wall hung television.

## BEDROOM 3

Situated to the rear of the property with UPVC double glazed window to the rear, ample space for fitted or freestanding bedroom furniture, wall mounted panelled radiator, power points.

## BEDROOM 4

Situated to the rear of the property with UPVC double glazed window to the rear, ample space for fitted or freestanding bedroom furniture, wall mounted panelled radiator, power points.

## BATHROOM

Fitted with a quality three piece suite comprising panel enclosed bath with central mixer tap and independent shower fittings over with pre-entry control system, inset wash had basin with vanity unit beneath and low level flush hidden cistern style WC. Fully tiled walls, tiled floor, chrome ladder style radiator, wall mounted shaver point, inset ceiling spotlights.

## FROM THE LANDING STAIRS RISE TO THE:

## SECOND FLOOR LANDING

Wall mounted panelled radiator, large storage cupboard also housing the Gas fired boiler. Door to:

## BEDROOM 1

A superb principal bedroom suite with a beautiful horizon outlook to the rear and facing South giving a really pleasant open feel. There are built-in wardrobes housing a mix of hanging space, shelving and built-in drawers within as well as matching chest of drawers adjacent. Wall mounted panelled radiator, ceiling light point, power points, television point, door to:

## EN SUITE SHOWER ROOM

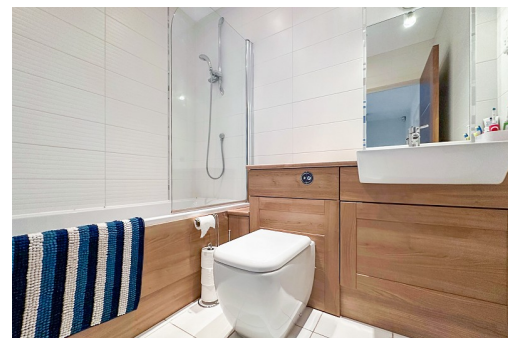
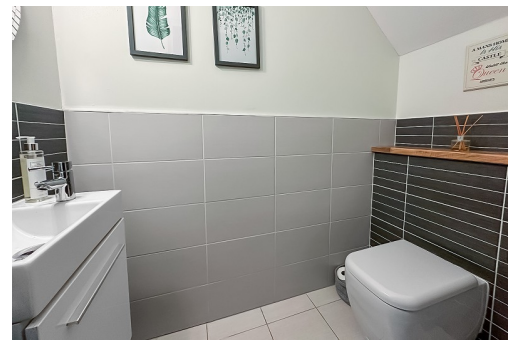
A very good sized en-suite with large walk-in shower cubicle with rainforest shower head and personal hand shower attachment, inset wash hand basin with vanity unit beneath and mixer tap over, low level flush WC adjacent, tiled floor, large UPVC opaque double glazed window to the front, inset ceiling spotlights, chrome ladder style towel radiator.

## OUTSIDE

The rear garden is a superb feature facing approximately South and being laid mainly to attractive large paving slabs with a wall to one side and timber fencing to the remaining two as well as a pedestrian gated access to the rear.

## CARPORT

The property has a covered car port situated behind.



## ESTATE CHARGES

The property has a maintenance charge levied every 6 months for the upkeep of the communal grounds and parking area which is currently charged at £125 bi-annually.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the right hand turn into Nea Road just before the Highcliffe Castle Golf Club. Continue to the end and turn left onto Smugglers Lane North where the property will be found just before Saulfland Drive on the left hand side 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.

## EPC RATING

The EPC rating for this property is C76



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe, Dorset, BH23 5EY  
01425 277 777  
[highcliffe@rossnicholas.co.uk](mailto:highcliffe@rossnicholas.co.uk)

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.