



**18 Rothesay Drive, Highcliffe, Dorset. BH23 4LB**

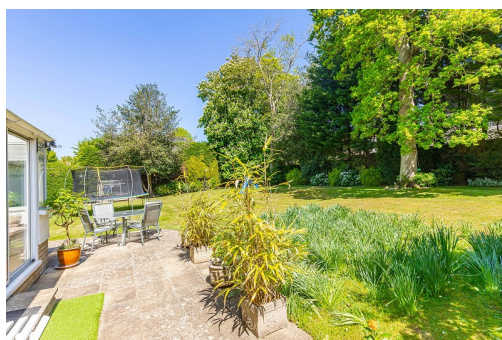
**Guide Price £1,100,000**



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







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**Guide Price £1,100,000**

Situated down a long driveway at the end of one of the most exclusive Cul-de-Sac's in Highcliffe and on a plot of around 0.4 acre is this substantial 5 double bedroom, three reception room detached residence spanning some 2400 sq ft plus double garage. This is truly a one-off opportunity to purchase in this most sought after location with just one of the many benefits being a residents only access leading down towards the beach. Viewing of this exceptional family home is urged to





## RECESSED ENTRANCE PORCH

Tiled steps rising to the front door, ceiling light point.

## SPACIOUS ENTRANCE HALLWAY

A bright and welcoming reception space with wall and ceiling light points, cloaks and storage cupboards, wall mounted double panelled radiator, ornate wrought iron glazing to the Living Room

## LIVING ROOM (18' 6" x 12' 6") or (5.64m x 3.81m)

A wonderfully bright room being dual aspect with a large UPVC double glazed picture window running down one side and a further UPVC double glazed window to the front with a UPVC double glazed patio door leading out onto the front sun terrace. Wall hung electric flame effect style fireplace. Television point, ceiling light point, wall mounted double panelled radiator. Door leads through to the:

## KITCHEN/DINING ROOM (24' 5" x 10' 6") or (7.45m x 3.19m)

A wonderfully bright triple aspect room fitted with an excellent range of base and wall mounted units with laminate Quartz style square edged work surface over. Large double cupboard housing the Glow Worm Gas fired boiler with hot water cylinder above/adjacent. Part tiled walls, tiled splash back, space for hob/oven, fitted extractor canopy over with lighting, space for tall standing fridge/freezer, numerous inset LED ceiling spotlights, ceiling light point over dining end, pantry cupboard with cold slab and shelving, UPVC double glazed windows to three sides. Door leads to the:

## SUN ROOM (14' 6" x 9' 7") or (4.41m x 2.91m)

Of double glazed construction under a poly-carbonate roof, windows to three sides, wall mounted electric heater, set of sliding doors leads out onto the rear garden.

## G/F BATHROOM (6' 9" x 6' 10") or (2.07m x 2.08m)

Fitted with a white suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment over, pedestal wash hand basin with mixer tap over, chrome towel radiator adjacent, fully tiled walls, ceiling light point, UPVC opaque double glazed window to rear.

## CLOAKROOM

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

## STUDY (6' 8" x 6' 8") or (2.04m x 2.03m)

UPVC double glazed window to rear, ceiling light point, ample space for office or bedroom furniture. Ceiling light point, wall mounted panelled radiator, power points.

## BEDROOM 3 (14' 3" x 11' 8" Max) or (4.34m x 3.56m Max)

UPVC double glazed window to side of the property, built-in wardrobe with hanging space, further under stairs storage cupboard and additional shelved cupboard, wall mounted panelled radiator, ceiling light point, power points.

## BEDROOM 2 (17' 1" x 11' 8") or (5.21m x 3.55m)

UPVC double glazed window to rear providing a lovely outlook over the garden, fitted range of wardrobes and bedroom furniture, ample space for further if desired, ceiling light point, wall mounted panelled radiator, door to:

## EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising enclosed shower cubicle with chrome fittings, low level flush WC and pedestal wash hand basin, fully tiled walls and floor, ceiling light point, UPVC opaque double glazed window to rear.

## BEDROOM 5 (13' 4" x 10' 8") or (4.06m x 3.26m)

Double glazed sliding door leads out onto the rear patio, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points.

## GAMES ROOM (18' 8" x 17' 2") or (5.68m x 5.22m)

A fantastic room with sliding double glazed patio doors to the front, windows to the rear, wood flooring, wall and ceiling light points.

## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

## FIRST FLOOR LANDING

Velux double glazed window to side, doors to both bedrooms

## BEDROOM 4 (17' 10" Max x 12' 2" Max) or (5.43m Max x 3.72m Max)

Maximum measurements due to sloping ceilings. Two timber double glazed Velux style windows, wood flooring, ceiling light point, built-in wardrobe with hanging rail, access into the large eaves style storage and loft area.

## EN-SUITE CLOAKROOM

Fitted with a white suite comprising low level flush WC and pedestal wash hand basin. Velux style roof light to the side. Part tiled walls.



## **BEDROOM 1 (13' 5" x 12' 6") or (4.09m x 3.81m)**

Lovely and bright dual aspect room with timber double glazed Velux style roof lights, wardrobe with hanging rail, space for additional furniture if desired. Wall mounted panelled radiator, ceiling light point, door to:

## **OUTSIDE**

The property sits in beautifully tended gardens, laid mainly to lawn with some high hedging boundaries, sun terraces to three sides of the property and driveway parking for several vehicles. To the side of the property there is then a separate access way leading down to the garage.

## **DETACHED DOUBLE GARAGE (18' 6" x 18' 6") or (5.63m x 5.63m)**

Twin up and over doors, power and light with some eaves style storage, window to rear and pedestrian access adjacent.

## **RESIDENTS AMENITIES**

The residents of Rothesay Drive have a private access way leading down towards the beach which is situated off the gravel track just before reaching this property.

## **DIRECTIONAL NOTE**

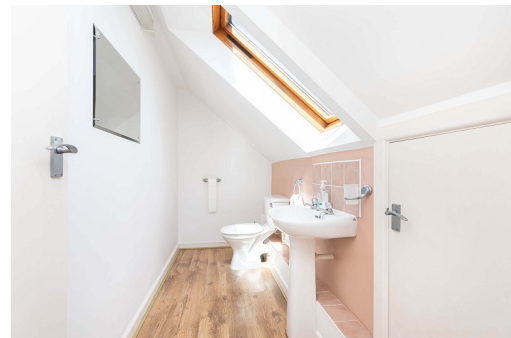
From our office in Highcliffe proceed in a Westerly direction along Lymington Road and following signs for Highcliffe Castle turn left into Rothesay Drive and left again and follow the road to the end where the property will be found signified by our For Sale board.

## **PLEASE NOTE**

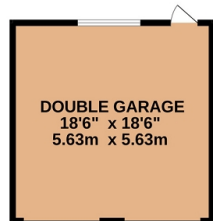
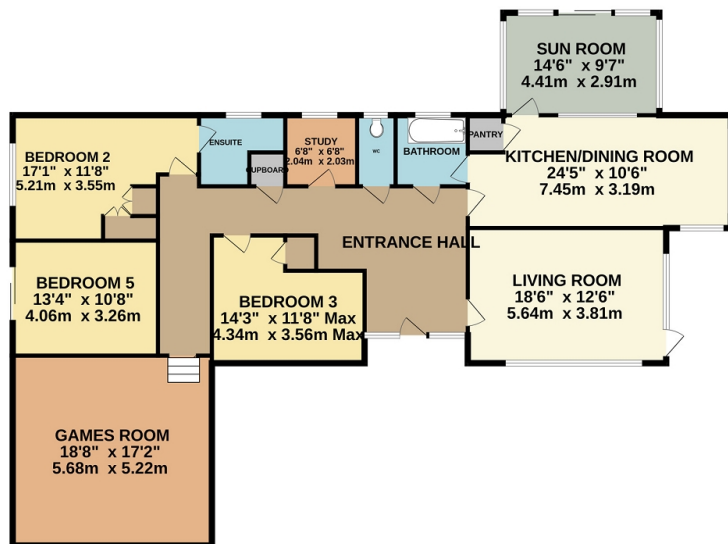
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

## **AGENTS NOTE**

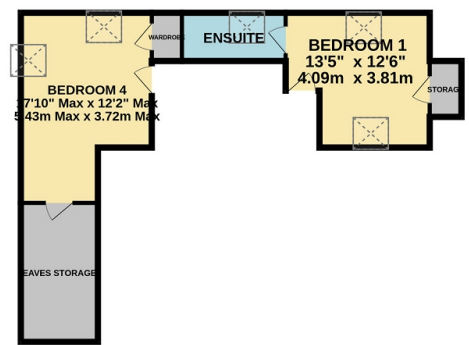
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



GROUND FLOOR  
2244 sq.ft. (208.5 sq.m.) approx.




1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 2752 sq.ft. (255.7 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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