



LONDON • HAMPSHIRE • DORSET

8A ELPHINSTONE ROAD
HIGHCLIFFE ON SEA, BH23 5LL

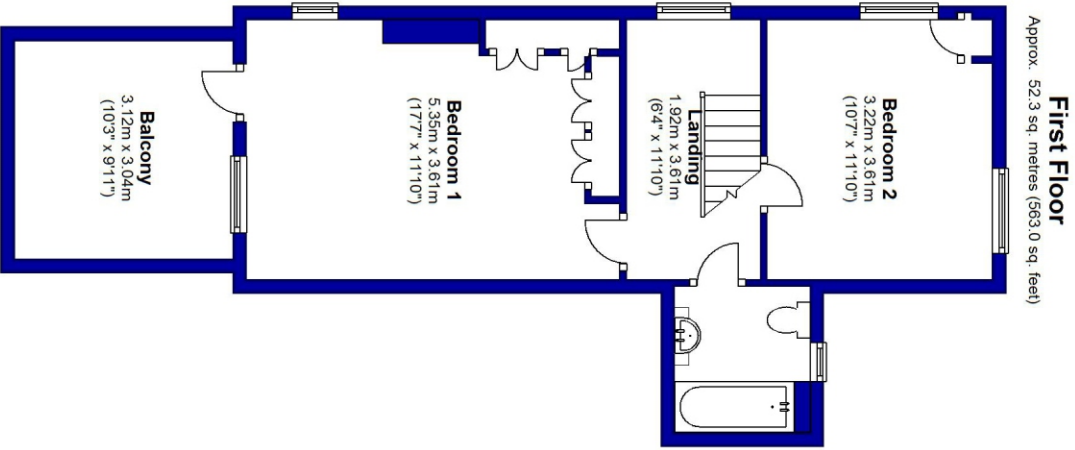
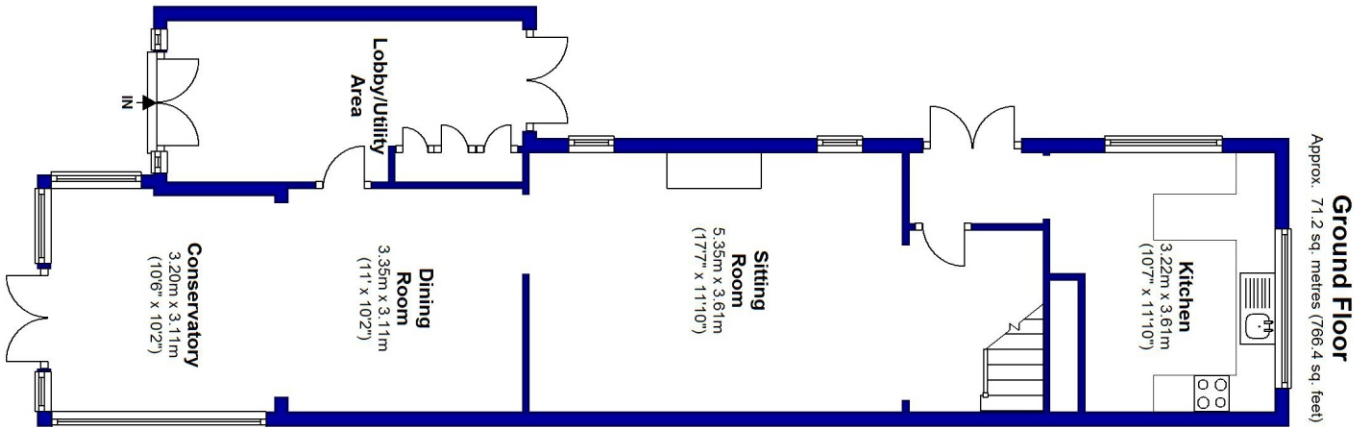


ASKING PRICE £417,500 FREEHOLD



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Illustration for identification purposes only; measurements are approximate, not to scale.
EPC: South Coast Surveys
Plan produced using The Mobile Agent.

A gorgeous character property which fuses delightful original features with a modern contemporary décor and situated in this highly sought-after, tree-lined road. The beautifully appointed accommodation totals approximately 1330sqft, with a splendid master bedroom on the first floor, with the added benefit of a south-facing balcony and with a further double bedroom and luxuriously appointed bathroom. The living space is quite superb, with a fabulous refitted kitchen/breakfast room to the rear, a spacious sitting room with feature log-burner and formal dining room and south-facing conservatory extension.



PROPERTY FEATURES

- Stunning character property of approx. 1330sqft
- Show-home order throughout
- Master bedroom with fitted wardrobes and south-facing balcony
- Further double bedroom
- Refitted family bathroom with stylish ceramic tiling and jacuzzi bath
- Smart refitted kitchen/breakfast room with high gloss white units, galaxy granite worktops, polished porcelain floor and fully integrated appliances including two ovens, a bread proover, microwave, hob, dishwasher, washing machine, fridge and freezer & additional freezer
- Cosy sitting room with strip wood floors and central log burner, leading on to the formal dining room
- South facing upvc conservatory extension with a glass roof
- Spacious reception hall/utility area which gives secure access into the rear garden
- Excellent privacy and seclusion
- Courtyard garden to the rear
- Long front driveway set behind security gates
- Exclusive location in a sought after area within easy reach of the village and the beach
- Council Tax 'D' £1886.44
- Energy Performance Rating 'D'

