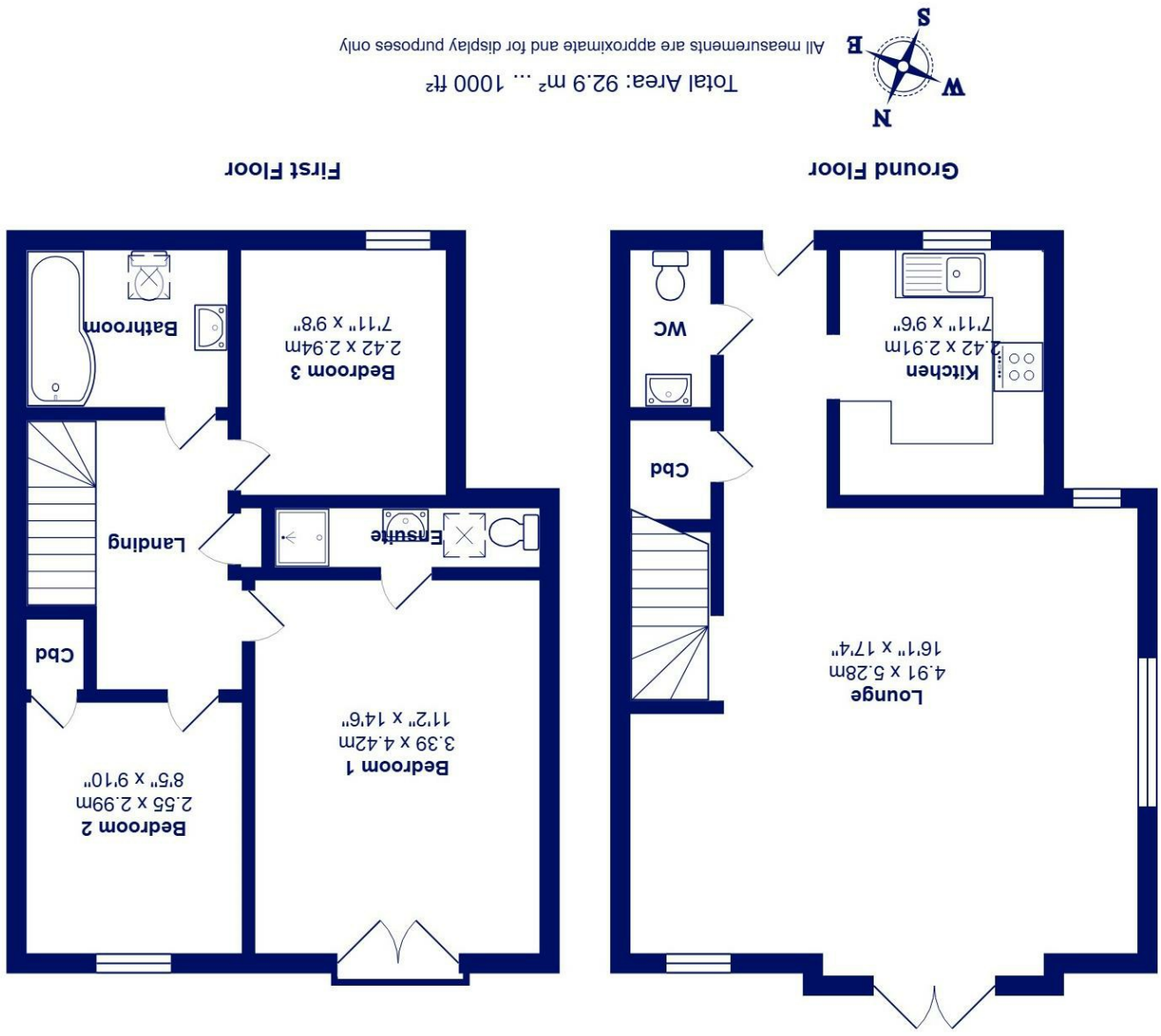


61B Manning Avenue, Highcliffe on Sea, BH23 4QX *£415,000*

Mitchells

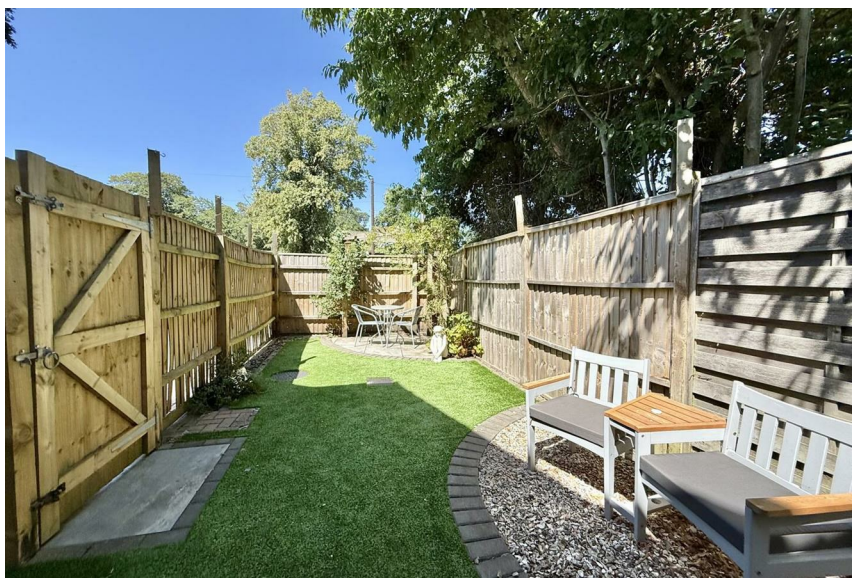
1963 — TODAY

A beautifully presented contemporary home, offering stylish, modern living, the property features an impressive open-plan kitchen, dining and living space with doors opening onto the private rear garden. Upstairs are three well-proportioned bedrooms, including an excellent principal suite with fitted wardrobes and en-suite shower room, complemented by a contemporary family bathroom. The property further benefits from a ground floor cloakroom, landscaped low-maintenance garden and private off-road allocated parking.

Ideally situated within easy reach of Highcliffe village, with its excellent selection of independent shops, cafés and restaurants, together with highly regarded local schools and superb transport links. The award-winning beaches at Friars Cliff, spectacular cliff-top walks, Mudeford Quay and Christchurch Harbour are all close by, offering an enviable coastal location.

- Three bedroom end terrace home
- Spacious throughout with circa 1,000 sqft of accommodation
- Large open plan living space with direct access onto the rear garden
- Ground floor wc
- Gas fired underfloor heating to the first floor and radiators to the first floor
- Superb vaulted ceilings to all first floor rooms creating a real spacious and bright space
- Stylish family bathroom and en-suite
- Private 'Courtyard Style' rear and side garden
- Quality home built circa 11 years ago situated in the sought after Highcliffe School catchment area
- Conveniently situated just a short stroll to the excellent local shop and post office at Saulflands and the nearby bus stop, with Nea Meadows nature reserve just around the corner and the village and beach just over one mile distant

EPC Rating Band: C
Council Tax Band: D
Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC



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