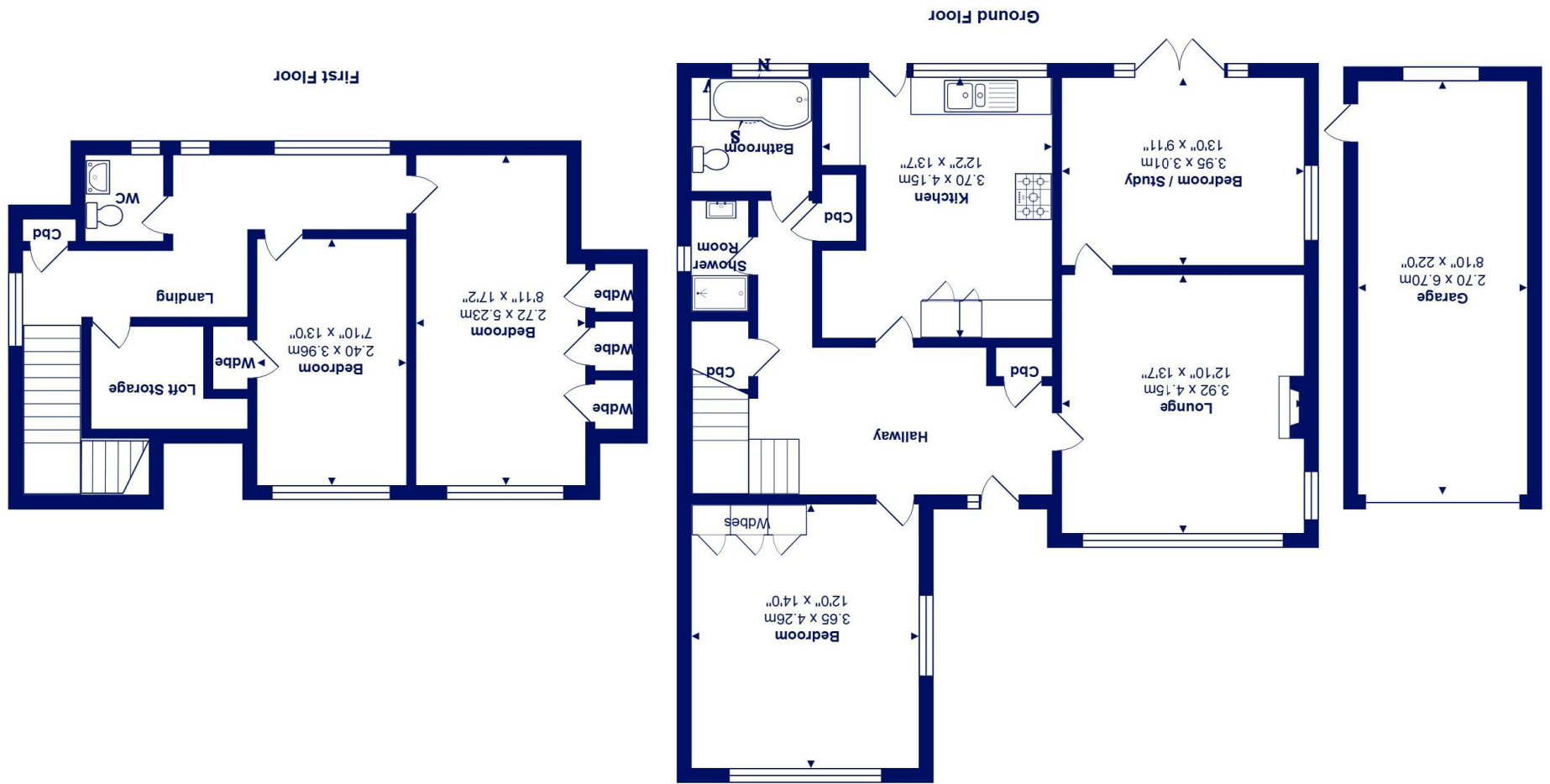




Total Area: 131.6 m² ... 1417 ft² (excluding garage)
All measurements are approximate and for display purposes only



45 Merley Drive, Highcliffe on Sea, BH23 5BW £595,000

Mitchells
1963 — TODAY

Situated in a lovely part of the Wolhayes Garden Estate in a pretty, sylvan setting is this spacious, purpose built chalet of over 1400 sq ft. Presented in excellent condition with a delightful garden and just a short stroll to the bustling village centre, cliff top and beach. No forward chain.

This lovely home offers excellent ground floor living space with a large double bedroom and bath/shower room. On the first floor are two further bedrooms and a cloakroom but there is an area of loft space that is ripe for conversion into second bath/shower room. The current owner has updated the kitchen and bathroom and redecorated making this a most comfortable home.

- Quality detached chalet with lovely gardens wrapping around three sides and no road in front
- Three double bedrooms, ground floor bath/shower room
- Two separate reception rooms, originally a through room that has been subdivided
- Smart, refitted kitchen with stylish units and worktops and some integrated appliances
- Gas fired heating and UPVC double glazing
- Siding and backing onto woodland with access to dog walking and easy access to the village
- Private, mature and sunny rear garden
- Potential to extend and enhance the first floor accommodation if required

EPC Rating Band: E

Council Tax Band: E

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

