



12 Chantry Close, Highcliffe, Dorset. BH23 5NQ

£450,000



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





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A well presented three bedroom end of terrace Neo-Georgian townhouse situated in this quiet and popular location within walking distance of the local train station and around a mile from the Village and beaches. The property has the added benefit of the garage being accessed from the house as well as a good sized Conservatory and a recently refitted (2022) Kitchen.



RECESSED ENTRANCE PORCH

Tiled floor, courtesy ceiling light, panelled painted timber front door with brass knocker leads into the:

ENTRANCE HALL

A wonderful welcoming space with wall mounted double panelled radiator, power point, ceiling light point, telephone point, large under stairs storage cupboard with light point housing the electric consumer unit, meter and Gas meter.

GROUND FLOOR WC

Fitted with a white suite comprising low level flush WC and wall mounted wash hand basin, ceiling light point, UPVC opaque double glazed window to the side, tiled splash back and linoleum flooring.

KITCHEN (11' 11" X 8' 7") OR (3.62M X 2.62M)

Refitted in 2022 with a modern range of Matte Grey handleless units with areas of laminate roll top work surface. Inset four burner Gas hob, eye level double oven opposite, microwave above, space and plumbing for washing machine, inset stainless steel sink unit with drainer adjacent. Under cupboard lighting and ceiling light point, part tiled walls and tiled splash back. Door to:

CONSERVATORY (14' 9" X 8' 7") OR (4.50M X 2.61M)

UPVC double glazed windows to two sides and a central UPVC double glazed door leading to the garden. Containing a useful Utility Area with space for further appliances. Ceiling light point, double power points. Door to:

GARAGE (17' 2" X 8' 2") OR (5.23M X 2.50M)

Garage is accessible from the conservatory, with power, lighting and plumbing for a washing machine. Metal up and over door gives vehicular access from the side of property.

LIVING ROOM (17' 4" X 10' 9") OR (5.28M X 3.27M)

Large UPVC double glazed bay window to front, freestanding electric wood burner style heater with mantel over. Television point, wall mounted double panelled radiators, ceiling light point. (Measurements do not include the bay window recess). Glazed double doors lead into the:

DINING RM/BEDROOM 4 (11' 11" X 10' 0") OR (3.62M X 3.06M)

A very bright room with large UPVC double glazed windows and French doors leading to the garden, wall mounted panelled radiator, double power points. Door to Kitchen.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Access to the roof space via hatch, double airing cupboard with slatted shelves housing the gas-fired Vaillant boiler and high pressure water system to boost water pressure for showers, fitted in August 2022. Ceiling light point, power point. Doors to all First Floor rooms.

BEDROOM 1 (13' 5" X 12' 6") OR (4.09M X 3.81M)

Large UPVC double glazed tilt n turn window to the front, built in double wardrobes housing a mix of hanging space and shelving, ceiling light point, wall mounted double panelled radiator, power points.

BEDROOM 2 (11' 11" X 11' 11") OR (3.64M X 3.64M)

Narrowing to 2.80m in part. UPVC double glazed window to rear, built in double wardrobes with hanging space and shelving, ceiling light point, power points, concertina door to the:

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising walk-in shower cubicle with concertina door and chrome fitments, pedestal wash hand basin and low level flush WC, ceiling light point, part tiled walls and linoleum flooring. Ceiling light point, ceiling mounted extractor.

BEDROOM 3 (10' 0" X 8' 4") OR (3.05M X 2.53M)

Narrowing to 2.33m. Situated to the front of the property and having a large UPVC double glazed tilt n turn window, recessed wardrobe over the stairwell housing hanging space and shelving, ceiling light point, power points, wall mounted panelled radiator.

BATHROOM

Fitted with a white three piece suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment and concertina glazed screen adjacent, ceiling light point, panelled radiator, UPVC opaque double glazed window to rear.

OUTSIDE

The rear garden is a great feature of the property laid to crazy paved style patio throughout with raised shrub and plant borders with brick edging and enclosed by walls to three sides with a wooden gate offering pedestrian access to the rear.

THE APPROACH

The front of the property is laid mainly to lawn with shrub and plant borders and pathway to the front door.



ESTATE CHARGES

The property pays an estate charge which we believe is in the region of £530 per annum.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the right hand turning into Hinton Wood Avenue opposite The Oaks. At the end of the road bear right and continue along until reaching Holmhurst Avenue on the right. Turn here and immediately left into Oakwood Road and follow round until reaching Chantry Close on the right hand side where the property will be found on the left 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.

BUYERS NOTE

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 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.

AGENTS NOTE

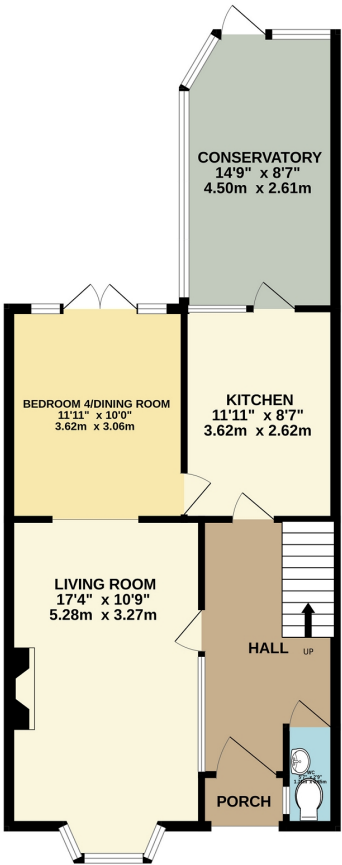
Please be advised that due to the vendors working commitments, viewing's will only be permissible on a Saturday. Images may have been digitally enhanced for brightness and weather presentation. All physical features of the property are accurately depicted.

EPC RATING

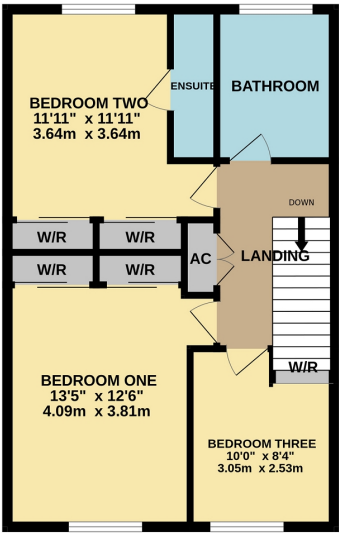
The EPC rating for this property is D58



GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.8 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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