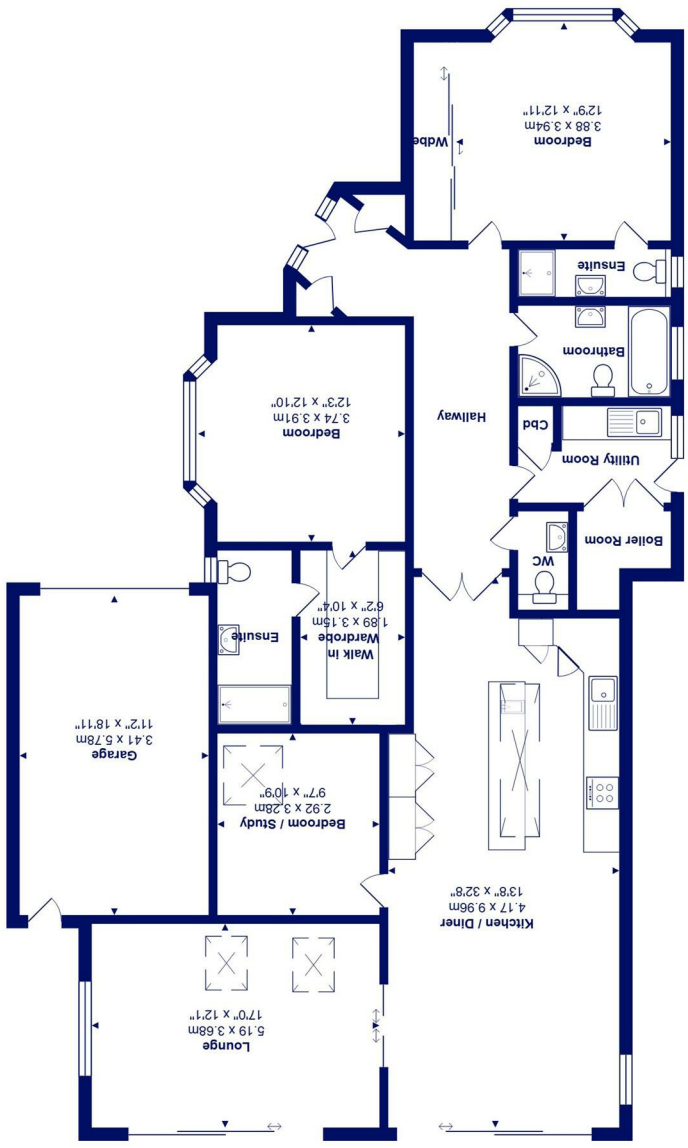

Total Area: 147.5 m² ... 1588 ft² (excluding garage)
All measurements are approximate and for display purposes only

4 Brook Way, Friars Cliff, BH23 4HA *£1,100,000*

Mitchells

1963 — TODAY

A simply stunning, single storey home of about 1600 sq ft in this exclusive enclave in Friars Cliff and just a short stroll to the blue flag beaches. Renovated to the highest possible standards to the owners specification by highly regarded builders Smith and Rowsell. Immaculate inside and out with designer fittings, fantastic open plan living space and a truly spectacular garden- no forward chain.

- Master bedroom suite with fully fitted dressing room and luxury en suite with designer sanitary ware and tiling by Porcelenosa
- Spacious guest bedroom with fitted wardrobes and en-suite
- Study/bedroom three
- Fabulous open plan kitchen with large roof lantern over the island, integrated appliances, quartz worktops and underfloor heating with Amtico flooring
- Large aluminium patio doors from the kitchen/family room to the garden with vaulted ceiling over the sitting area
- Separate vaulted lounge, interconnecting with the kitchen and aluminium patio doors to the garden
- Utility room with cupboard housing pressurized cylinder and twin batteries with circa 14kwh storage
- Beautifully stocked rear garden with colourful beds and borders, garage and off road parking with block paved driveway
- Tasteful decor, plantation shutters to some windows, flat plastered ceilings, new internal doors and flooring, electric car charging point
- Outstanding in every respect- extremely rare to find a bungalow of this calibre in Friars Cliff

EPC Rating Band: D
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

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