



Iris Close ~ Highcliffe on Sea ~ BH23 4UU

16 High Street, Christchurch Dorset BH23 1AY

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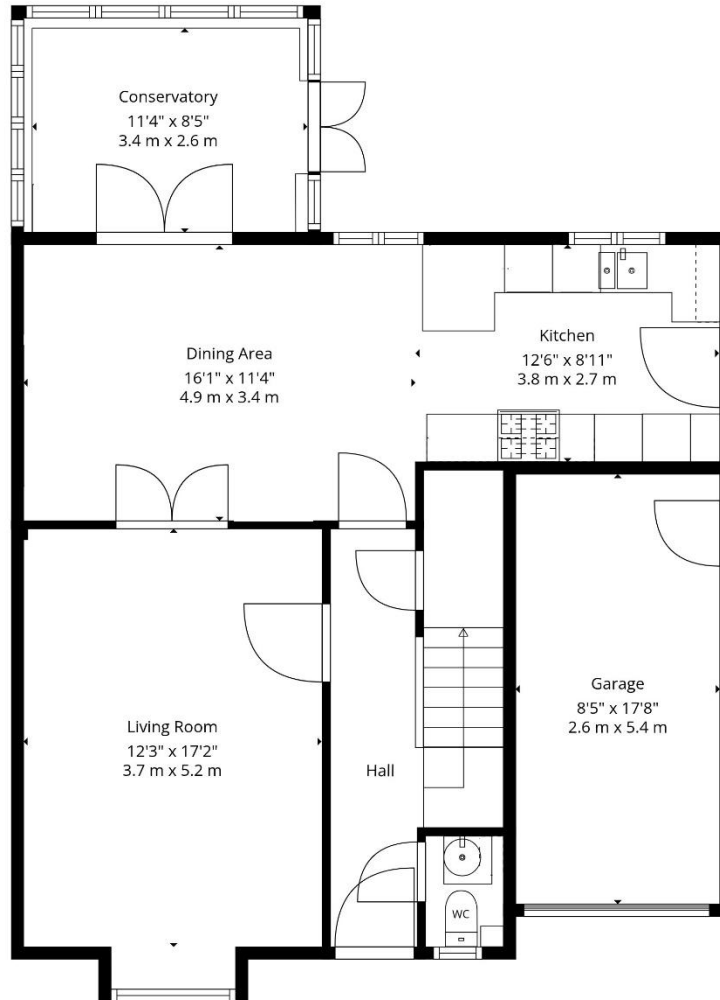
Nestled in the sought-after residential area of Highcliffe, this impressive four-bedroom detached house on Iris Close offers the perfect opportunity for comfortable and convenient family living. Occupying a generous corner plot, the property benefits from a great location within this charming coastal community, renowned for its peaceful ambience and access to beautiful natural surroundings. Constructed in 2013, the home has been thoughtfully designed for modern living. It features a spacious internal layout of approximately 1,318 sq ft, set across two floors and presented in good decorative condition throughout. The ground floor offers flexible reception space, ideal for both relaxing family evenings and entertaining guests. The well-appointed kitchen is complemented by plentiful storage and direct access onto the rear garden — perfect for al fresco dining in the warmer months. For added practicality, there is ample storage throughout, including built-in wardrobes in the bedrooms. Upstairs, four well-proportioned bedrooms provide comfortable accommodation for the whole family. The master suite enjoys the use of an en suite bathroom, while a contemporary family bathroom serves the remaining bedrooms. The property boasts sustainable solar panels for energy efficiency, as well as a driveway and garage offering plentiful off-road parking. The large rear garden is an ideal space for outdoor play, relaxation, and summer get-togethers, all in a peaceful and private setting. Set within Highcliffe, the property benefits from proximity to local shops, supermarkets, and eateries, as well as reputable primary and secondary schools — making it an excellent choice for families. The stunning Highcliffe beach and captivating coastal walks are just a short drive away, allowing you to embrace the best of Dorset's natural beauty. Commuters are well-served by convenient road links, providing straightforward access to Christchurch, Bournemouth, and the New Forest National Park. Vendor Sutied.



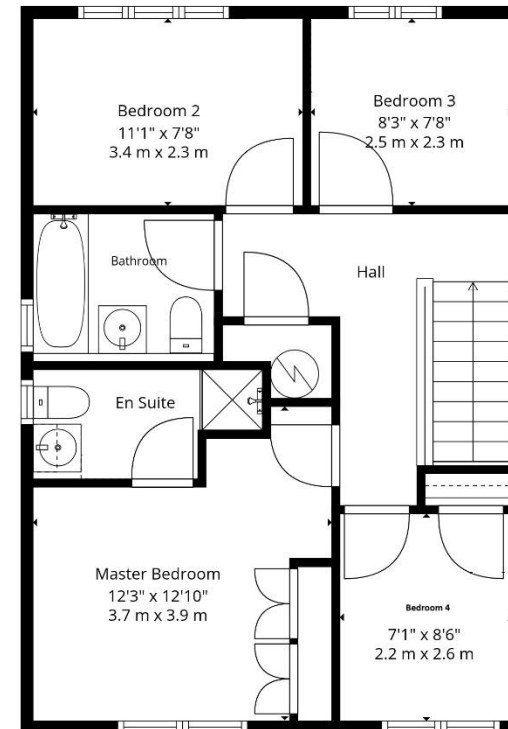
Floor Plan

1318 Internal SQ. FT

123 Internal SQ. M



Ground Floor



1st Floor

Total: 1318 sq. Ft, 123 m2

Ground Floor: 750 sq. Ft, 70 M2, 1st Floor: 568 sq. Ft, 53 m2

Excluded Areas: Garage: 148 sq. Ft, 14 M2, Bay Window: 11 sq. Ft, 1 M2, Walls: 137 sq. Ft, 12 m2



Situation

This immaculate and contemporary property is superbly situated in a quiet residential location close to Highcliffe with its thriving High Street offering many local amenities and stunning beaches, the historic market town of Christchurch is approximately three miles away.

Local Authority and School Catchment

BCP Council ~ Council tax band E ~ Highcliffe School.

Asking Price

Offers Over £580,000

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the *services* appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority give any representation or warranty in respect of the property.

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