



12 Hurstbourne Avenue, Highcliffe, Christchurch, Dorset. BH23 4RQ

£2,250 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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BH23 4RQ**

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A spacious detached four bedroom unfurnished property to rent situated in a sought after location in Highcliffe within walking distance of the railway station, easy reach of schools and Highcliffe Beach.



UNDER COVER ENTRANCE

with light, hardwood multi-glazed door with matching side screen provides access to:

ENTRANCE PORCH (4' 9" X 2' 4") OR (1.46M X 0.72M)

Ceiling light, quarry tiled floor, multi-glazed door provides access to:

HALLWAY (14' 0" X 6' 0") OR (4.27M X 1.82M)

Two ceiling light points, smoke detector, part wood block and part quarry tiled flooring. Radiator with independent thermostat, wall mounted Drayton central heating thermostat, half turn staircase to first floor landing with window at head of stairs flooding the staircase with natural light and under stairs storage cupboard with fitted shelves, door provides access to:

DINING ROOM (10' 11" X 9' 11") OR (3.34M X 3.03M)

Ceiling light point, hardwood double opening doors with matching side screens provide access to patio and garden. Radiator with independent thermostat, wood block flooring. Power point, archway through to:

SITTING ROOM (13' 11" X 10' 11") OR (4.25M X 3.33M)

Dual aspect room with double glazed windows facing front and side garden aspects. Double panelled radiator, attractive fireplace surround (not to be used). Double panelled radiator, two wall uprights, continuation of wood block flooring, TV aerial connection point, power points.

STUDY (9' 9" X 8' 6") OR (2.96M X 2.60M)

Ceiling light point, double glazed window facing front aspect, radiator with independent thermostat, TV aerial point, telephone point, power point.

KITCHEN/BREAKFAST ROOM (19' 3" X 7' 4") OR (5.87M X 2.23M)

Two ceiling light points. Double glazed window overlooking rear garden aspect with double opening double glazed doors providing access to patio and garden. Space for breakfast table, smoke detector, comprehensive range of eye level and floor mounted kitchen units in gloss cream with stainless steel handles and wood block effect work surfaces with one and a half bowl stainless steel sink with single drainer. Integrated full size Dishwasher, floor standing Bosch automatic washing machine. Floor standing fridge/freezer, fitted four ring hob with touch screen hob with stainless steel splash back with extractor above with oven and grill beneath, laminate wood effect flooring, tiled splash backs, power points, upright radiator, multi-glazed door provides access to undercover passage leading to Garage and garden.

SHOWER ROOM (5' 11" X 5' 9") OR (1.81M X 1.74M)

Enclosed ceiling light, double glazed window facing rear garden, walk-in shower cubicle with wall mounted shower mixer with adjustable shower attachment, low level WC, corner wash hand basin, wall mounted heated towel rail, fully tiled walls and flooring.

LANDING (9' 10" X 6' 0") OR (3.00M X 1.82M)

Ceiling light, smoke detector, access to loft via roof hatch. Double opening doors provide access to airing cupboard with lagged hot water cylinder with slatted shelving above with immersion heater, door provides access to:

BEDROOM 1 (14' 1" X 10' 11") OR (4.28M X 3.34M)

Ceiling light point, dual aspect room overlooking front and side aspects. Radiator with independent thermostat, power points.

BEDROOM 2 (10' 11" X 10' 1") OR (3.32M X 3.08M)

Ceiling light point, double glazed window overlooking rear garden aspect, power points, radiator with independent thermostat, range of fitted wardrobes and shelving.

BEDROOM 3 (9' 7" X 7' 10") OR (2.91M X 2.40M)

Ceiling light point, double glazed window facing rear aspect, power points, radiator with independent thermostat.

BEDROOM 4 (10' 11" X 7' 9") OR (3.34M X 2.37M)

Ceiling light point, double glazed window facing front aspect, radiator, TV aerial point, power points, built-in wardrobe to eaves.

BATHROOM (6' 0" X 5' 6") OR (1.82M X 1.68M)

Ceiling light point, Opaque double glazed window facing rear aspect, fully tiled bathroom with white suite comprising panelled enclosed bath, separate Mira shower unit above and pull across shower curtain, low level WC with push button flush. Pedestal wash hand basin with pop-up waste. Heated chrome effect panelled radiator, wall mounted mirror fronted medicine cabinet.

OUTSIDE

Block paved drive provides parking for approximately two vehicles with the remainder of the garden laid to level lawn with well kept shrub borders edged with Purbeck stone walling.

GARAGE

Of brick construction, detached under a pitched and tiled roof, glazed window to rear. Access to gas and electric meters and safety trip consumer unit. Up and over door, garage benefits from light and power.

REAR GARDEN

Patio adjoins the dining room area and kitchen back doors. The garden benefits from numerous garden storage sheds.



The garden is split up into three zones and two tiers, mainly laid to lawn with shrub borders with three steps up to the upper tier which again is laid to lawn with mature Rhododendrons with archway provides access through to a hidden section of the garden which houses two further garden storage sheds, laid to lawn and enclosed by a mixture of wire fencing, close boarded fencing and evergreen bushes and shrubs.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Lymington Road Highcliffe proceed in a Westerly direction until reaching Hinton Wood Avenue on the right. Proceed up Hinton Wood Avenue then turn left into Carrisbrooke Way and then first right into Hurstbourne Avenue. Continue to almost the end of Hurstbourne Avenue and the property will be found on the right.

PLEASE NOTE

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.

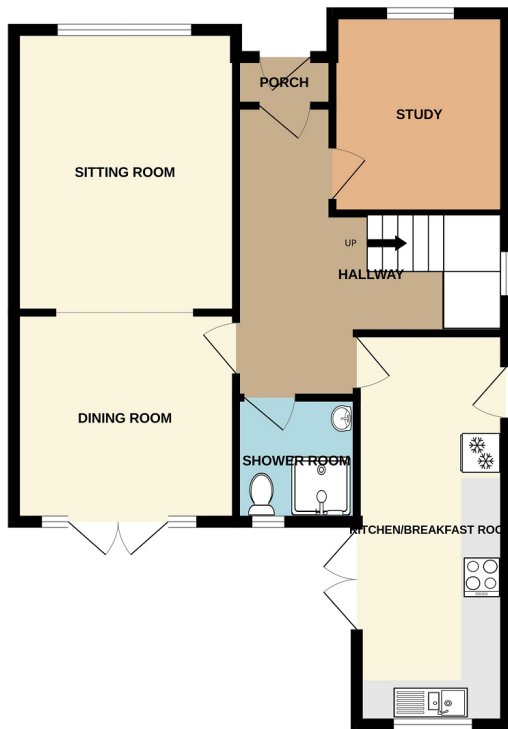
DEPOSIT INFORMATION

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

The EPC rating for this property will be confirmed shortly.

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA: 1249 sq.ft. (116.1 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.