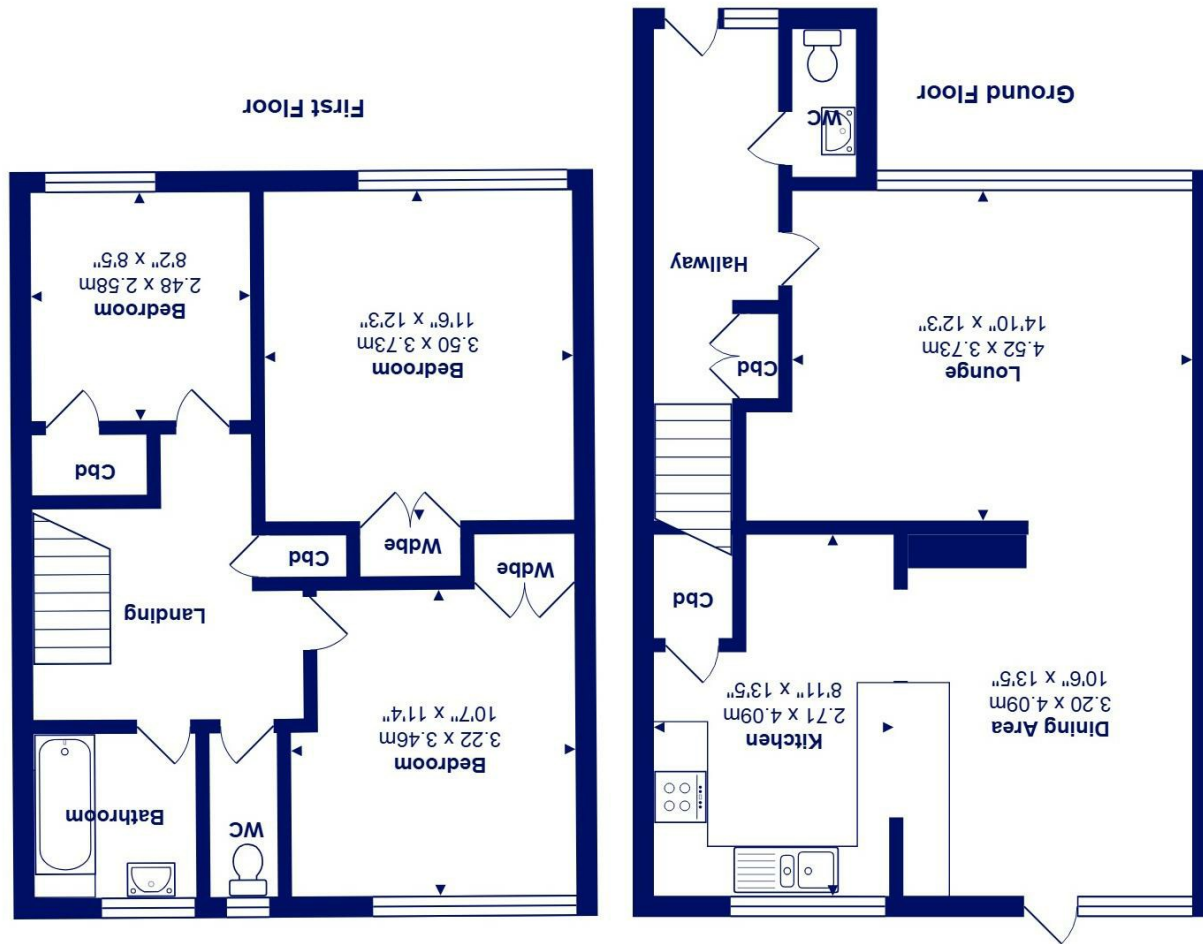




All measurements are approximate and for display purposes only  
Total Area: 101.7 m<sup>2</sup> ... 1094 ft<sup>2</sup>



*2 St Georges Close, Highcliffe On Sea, BH23 4LF* *£399,950*

**Mitchells**  
1963 — TODAY

A very smart and spacious, mid terrace house of about 1095sq ft situated in a quiet location opposite the golf course and within the catchment area of both Highcliffe Primary and Comprehensive schools. Presented in immaculate condition with no forward chain, the three bedrooms are all a good size and there is a superb open plan kitchen/dining room with access to the garden.

- Traditionally built terraces house with light and airy accommodation
- Stylish open plan kitchen/dining room with modern kitchen and some appliances
- Separate lounge with large window to the front
- Three generous first floor bedrooms (bed three being a proper single room, not a 'box')
- Family bathroom and separate wc
- Gas heating, UPVC double glazing
- Short walk via nearby footpath to the local shops, post office at Saulflands
- No forward chain

EPC Rating Band: C

Council Tax Band: D

Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 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

