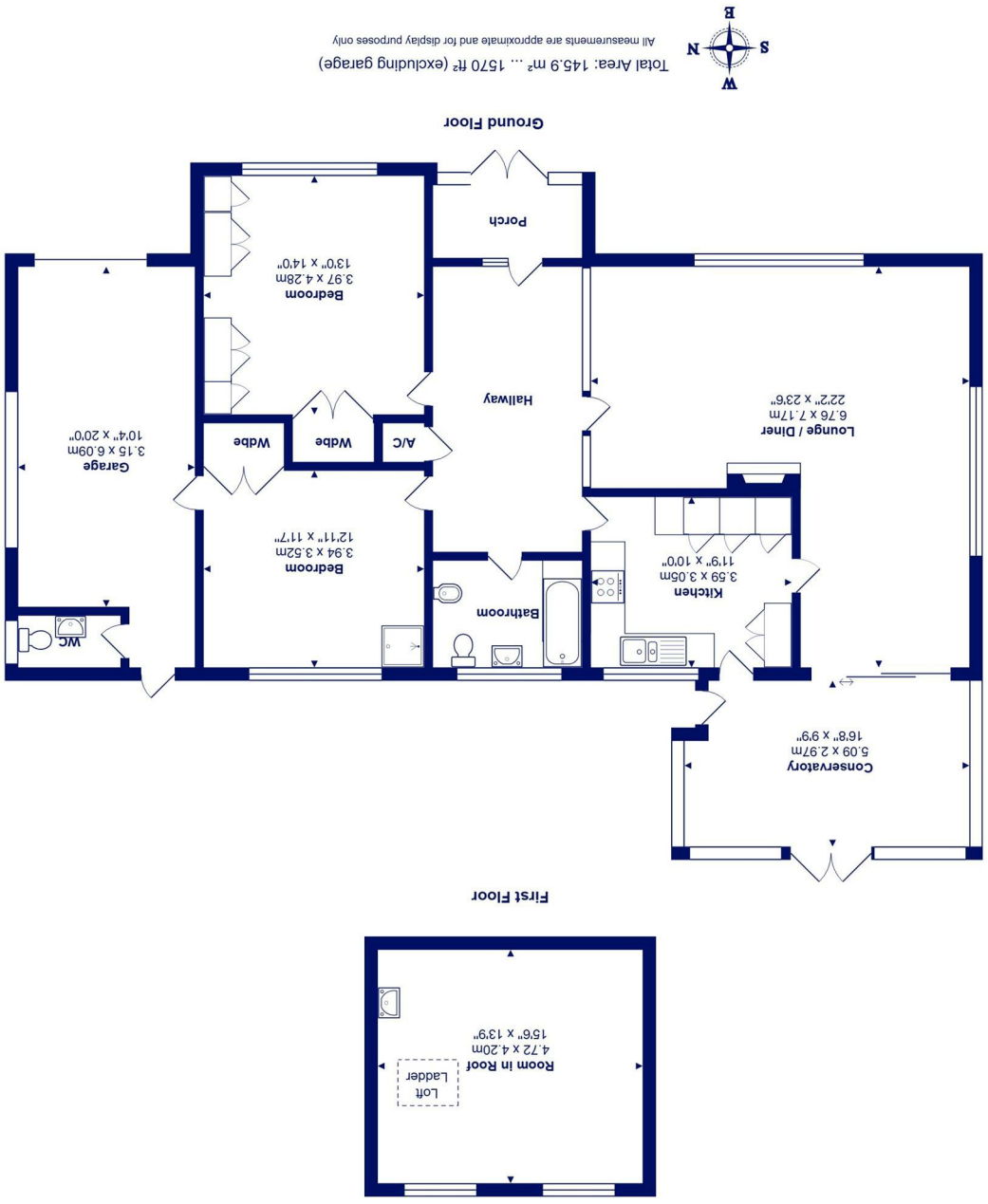


Total Area: 145.9 m² ... 1570 ft² (excluding garage)
All measurements are approximate and for display purposes only

*4 Birchwood Close, Highcliffe on Sea, BH23 4RB* *£600,000*

# Mitchells
1963 — TODAY

Occupying a glorious large plot, with mature gardens giving access to local beauty spot, Nea Meadows is this quality detached bungalow of about 1570 sq ft, offering massive potential to extend/convert. Offered for sale with no forward chain, this is a brilliant opportunity for someone to create a very special home, in a first class location.

- Spacious detached bungalow with a room in the roof, in an exclusive cul de sac in the heart of Highcliffe
- Outstanding plot and setting with mature gardens leading to the top of the nature reserve with gated access
- Large footprint with sizeable hall and generous room sizes
- Attractive elevations with large roof space suitable for conversion- there is currently a room in the roof accessed via a pull down ladder
- Integral garage with off road parking, gas fired central heating
- Catchment area for both local schools, close to village centre and walking distance to the shops at Saulflands
- All day sunshine to the rear with a south westerly aspect
- Quick possession available with no forward chain

EPC Rating Band: D
Council Tax Band: F
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

www.mitchells.uk.com
Highcliffe@mitchellsuk.com
01425 272206

Mitchells Estate Agents
284 Lymington Road
Highcliffe
Christchurch
BH23 5ET