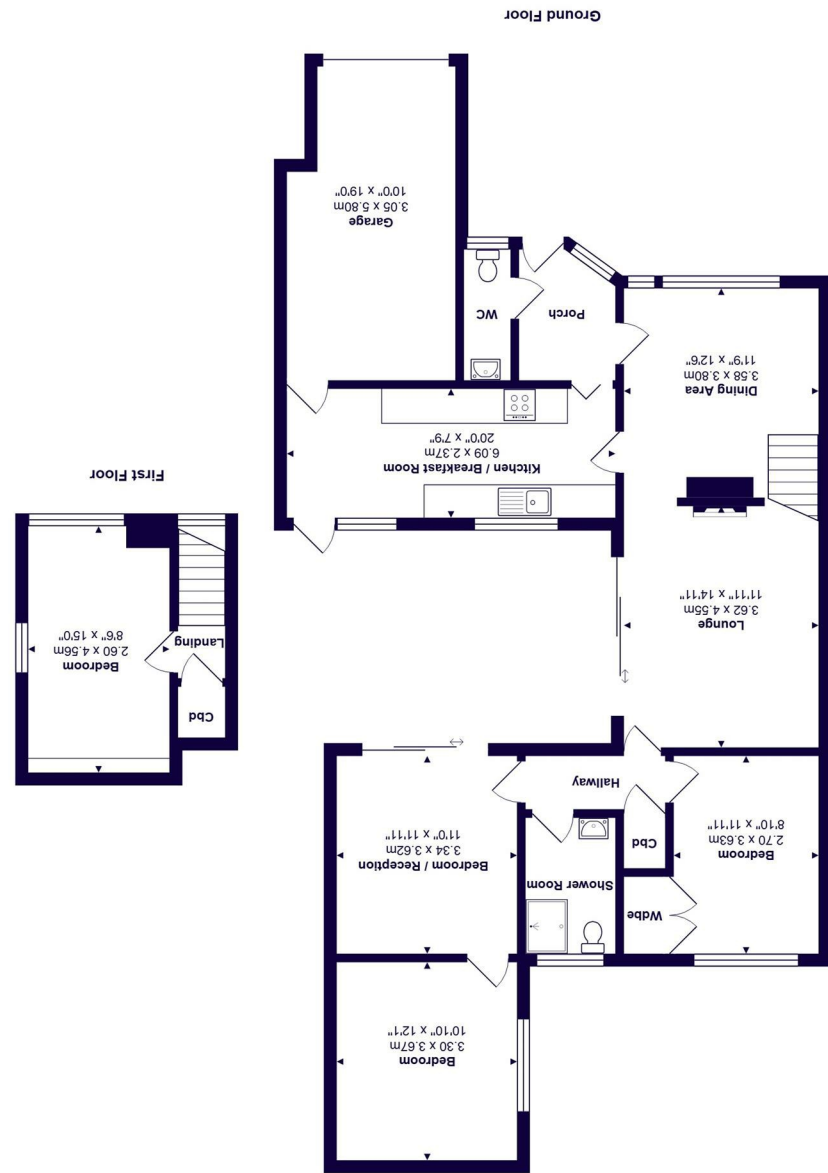


All measurements are approximate and for display purposes only.  
Total Area: 107.2 m<sup>2</sup> ... 1154 ft<sup>2</sup> (excluding garage)



17 Westbury Close, Highcliffe on Sea, BH23 4PE

£455,000

**Mitchells**  
1963 — TODAY

Situated within a quiet and well-established cul-de-sac, this deceptively spacious detached chalet-style residence offers versatile accommodation extending to approximately 1160 sq ft (excluding the garage). Well suited to families, downsizers or those seeking flexible living arrangements with annexe potential, the property enjoys generous room proportions throughout and a highly convenient location close to local amenities.

The accommodation includes a bright dual-aspect sitting room, separate dining area, spacious kitchen/breakfast room, four bedrooms arranged over two floors, a modern shower room and ground floor cloakroom. Further benefits include an integral garage, private easy to maintain gardens and easy access to Highcliffe village centre, highly regarded schools and the area's beautiful coastline.

- Spacious detached chalet-style property
- 3/4 Bedrooms spread over two floors
- Flexible accommodation with additional reception/bedroom options
- Large dual aspect lounge/ dining area with direct access onto courtyard garden
- Good size kitchen/ breakfast room with integral access into garage
- Modern ground floor shower room
- Quiet cul-de-sac location
- Close to Highcliffe village centre, coastline and mainline train station
- Annex potential
- Off road parking for at least two cars

EPC Rating Band: C

Council Tax Band: D

Freehold

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