



**18 Carisbrooke Way, Highcliffe, Dorset. BH23 4RA**

**£475,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
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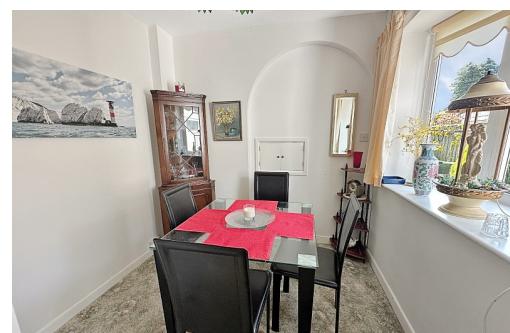




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Situated on a sizeable corner plot in this most desirable part of Highcliffe we are delighted to offer this good sized two double bedroom, two bathroom detached bungalow. Benefitting from immaculate presentation throughout whilst now requiring aspects of cosmetic modernisation, this is a real gem of a property and must be viewed to fully appreciate it. Offered for sale with no forward chain.



## RECESSED ENTRANCE PORCH

Tiled step and large entrance door with side screens to each side leads into the:

## SPACIOUS ENTRANCE HALLWAY (17' 9" MAX X 7' 6" MAX) OR (5.41M MAX X 2.29M MAX)

A large and bright reception space with wood block flooring, cloaks cupboard with hanging rail and shelving, airing cupboard with radiator and shelving adjacent, ceiling light points, access into the roof space via large hatch with pull down ladder.



## LIVING ROOM (19' 10" X 17' 10") OR (6.04M X 5.43M)

A fantastic sized triple aspect room with two bow windows to the front aspect, a set of double glazed sliding doors leading out onto the garden and a further feature circular part stained glass window to one side. Focal point Gas fireplace set into a marble style surround, matching hearth with timber mantel over. Wall and ceiling light points, wall mounted double panelled radiators, television point, numerous power points.

## KITCHEN (10' 6" MAX X 9' 5" MAX) OR (3.21M MAX X 2.88M MAX)

Fitted with a good range of Oak fronted base and wall mounted cupboard and drawer units with areas of laminate roll top work surface over. Inset Villeroy and Boch one and half bowl sink unit with mixer tap over and drainer adjacent. Inset four burner Gas hob with fan assisted oven beneath and concealed extractor over. Integrated fridge and freezer as well as full size dishwasher. UPVC double glazed window to rear, opaque double glazed door to the Utility Room. Archway leads to the:

## DINING ROOM (7' 1" X 7' 11") OR (2.15M X 2.41M)

Bow window to the side/rear aspect, wall mounted panelled radiator, ceiling light point, power points, serving hatch to the Living Room.



## UTILITY ROOM (11' 0" X 5' 6") OR (3.36M X 1.67M)

Fitted with base and wall mounted units with laminate roll top work surface over, space and plumbing for washing machine, inset stainless steel sink unit with drainer adjacent, power points, light point, opaque double glazed windows to the side and a UPVC double glazed door to the rear garden.

## BEDROOM 1 (13' 11" X 11' 11") OR (4.25M X 3.62M)

Large UPVC double glazed bow window to the side aspect, good range of fitted bedroom furniture incorporating wardrobes with hanging space, shelving and drawers, over bed storage cupboards and matching bedside cabinets. Ceiling light point, power points, wall mounted double panelled radiator.



## BEDROOM 2 (11' 11" X 10' 11") OR (3.62M X 3.32M)

plus Bow window recess. A lovely and bright bedroom with bow window to front and window to side. Inset sink unit with vanity unit. Power points, wall mounted panelled radiator, ceiling light point. Door to:

## EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising enclosed shower cubicle with chrome fittings, wall hung wash hand basin and low level flush WC, UPVC opaque double glazed window to front, recessed ceiling spotlights, fully tiled walls and floor.



## SHOWER ROOM

Fitted with a modern three piece suite comprising large shower cubicle with rain forest shower head and personal hand shower attachment, large wall hung wash hand basin and low level flush WC. UPVC opaque double glazed window to front, white ladder style towel radiator, fully tiled walls and floor.

## OUTSIDE

The property sits on a good sized corner plot with gardens surrounding three sides. Fronting Carisbrooke Way there is a small area of low maintenance garden with gated access then through to a landscaped low maintenance area with slate chippings and enclosed by a mature, maintained hedge. Beyond this and to the other side of the main entrance door is an area of lawn with deep mature borders and a paved patio area extending further to an area of garden situated behind the garage. To the side of this there is then a pathway which in turn leads to:



## THE APPROACH & GARAGE

Providing off road parking for two vehicles with access then into the garage via up and over door.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the right hand turn into Hinton Wood Avenue just opposite The Oaks Brasserie. Follow this round to the right at the end and continue along Hinton Wood Avenue until reaching Carisbrooke Way on your left. Turn here and the property will be found a little way along on the corner with Firhill and signified by our For Sale board.

## 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.

## BUYERS NOTE

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 charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## TENURE

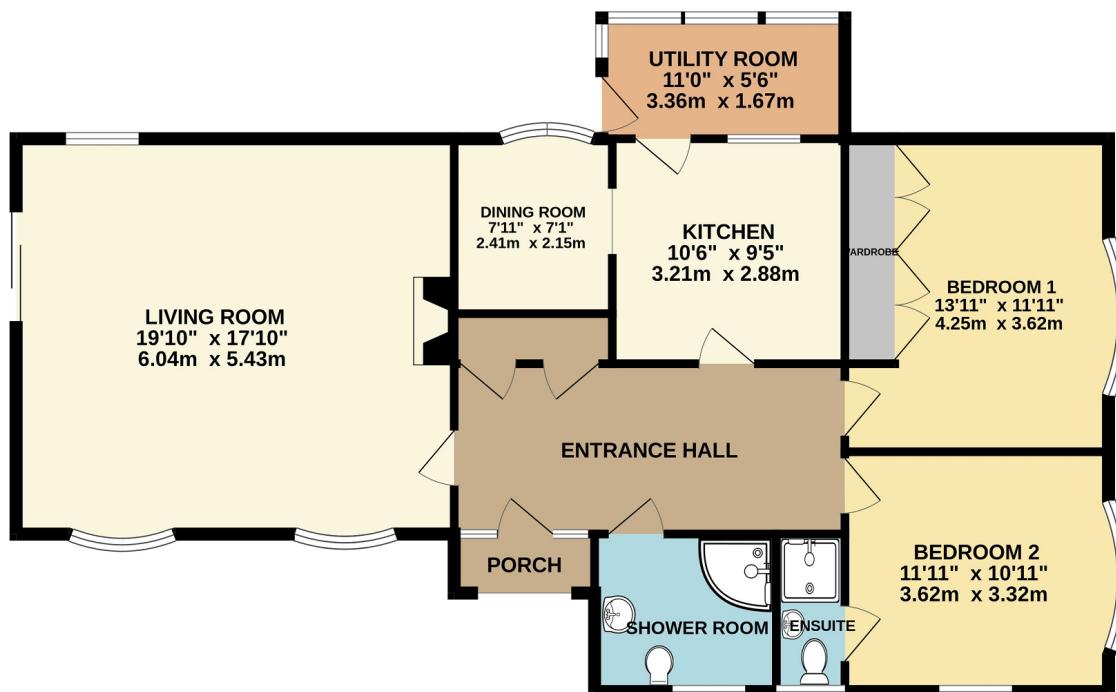
The resale tenure for this property is Freehold

## EPC RATING

The EPC rating for this property is D63



GROUND FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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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