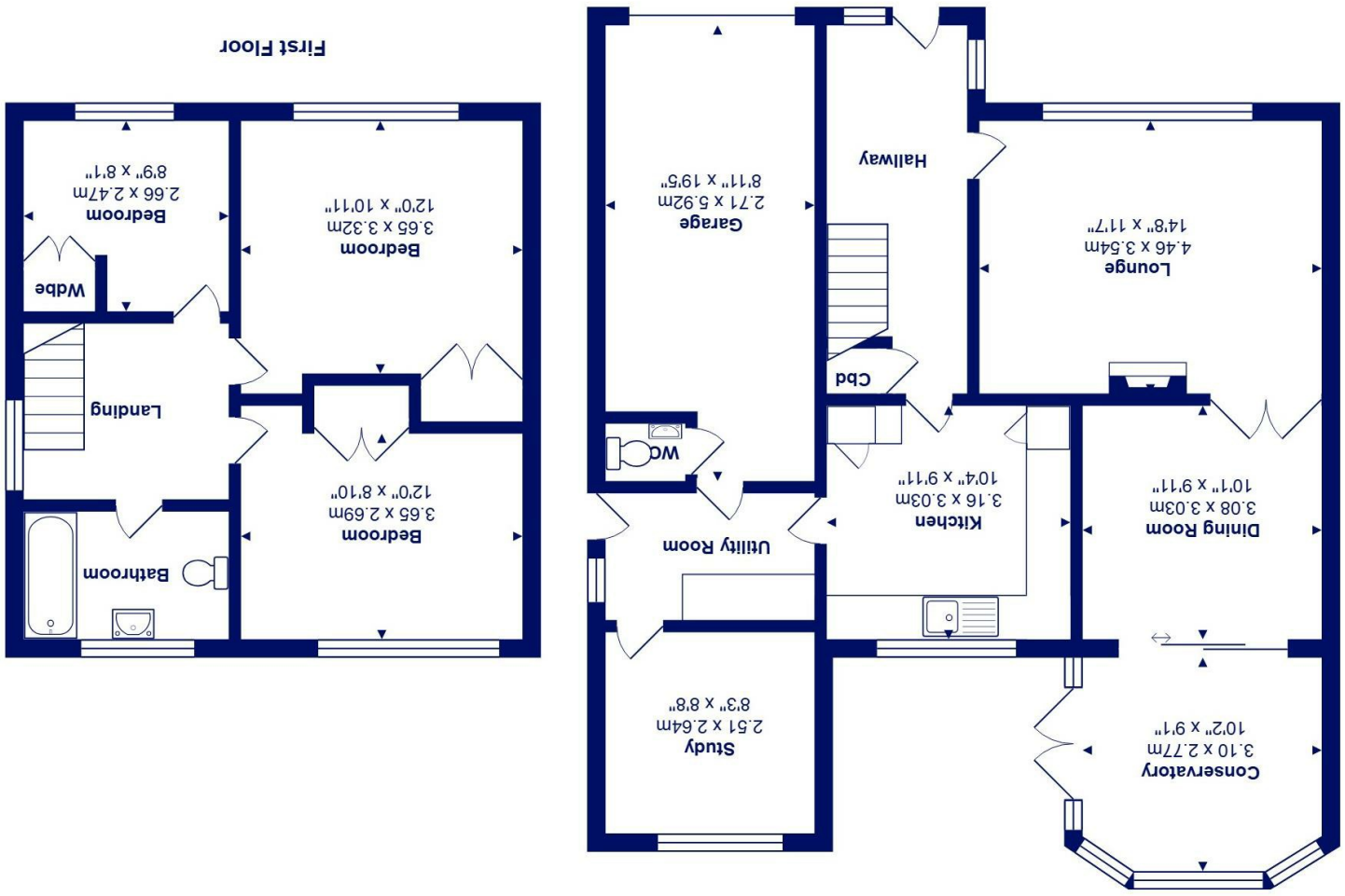

7 Rotherfield Road, Highcliffe on Sea, BH23 5NE *£465,000*

Mitchells

1963 — TODAY

A superbly located house of about 1200sq ft, tucked away in a quiet close close to the high street and featuring a gorgeous wrap around garden with access onto Chewton Common. Presented in excellent condition with bright and airy accommodation, this lovely home has a great conservatory extension, solar panels and a separate study/hobbies room on the ground floor.

Perfect for family living being a few hundred meters from St Marks Primary School and for retirement living being so close to the high street, the location of this house is really good. The current owners have carefully maintained the house and it is in excellent condition with a cheerful decor and modern fittings. The garden is the standout feature and has been beautifully laid out with a sunny terrace, vegetable areas and colourful shrubs and borders with a gate leading onto the common.

- Immaculate semi-detached house in a first class location close to the Primary School, village and beach
- Three first floor bedrooms and a four piece bathroom with separate shower
- Lovely sitting room with fireplace and double doors leading to the separate dining room
- Quality UPVC conservatory extension overlooking the pretty rear garden
- Smartly fitted kitchen with space for breakfast table, adjacent utility room & ground floor wc
- Ground floor office/hobbies room and integral garage, off road parking on private driveway
- Fabulous garden with a pretty sylvan backdrop being exceptionally quiet and private
- Solar batteries and EV charger
- Catchment for both Highcliffe Schools

EPC Rating Band: B
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 £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

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