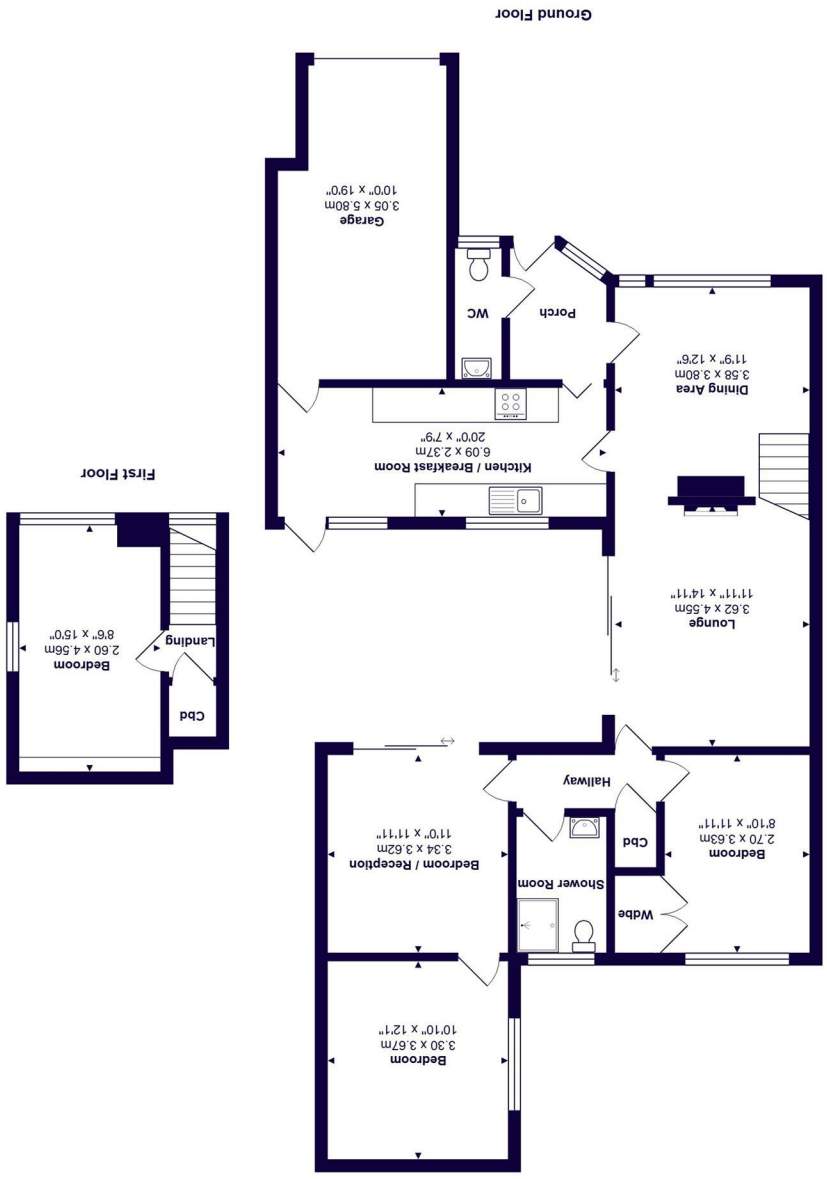
Total Area: 107.2 m² ... 1154 ft² (excluding garage)

All measurements are approximate and for display purposes only





17 Westbury Close, Highcliffe on Sea, BH23 4PE *£415,000*

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
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

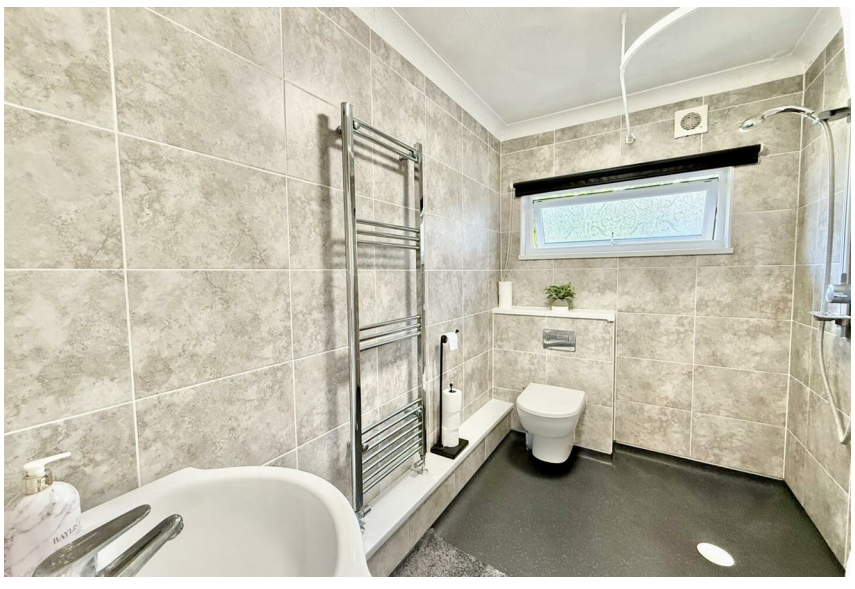














www.mitchells.uk.com
Highcliffe@mitchellsuk.com
01425 272206

Mitchells Estate Agents
284 Lymington Road
Highcliffe
Christchurch
BH23 5ET