



34 Nea Road

*Highcliffe, BH23 4NB*

SPENCERS  
COASTAL





*A beautifully presented three-bedroom, four-bathroom detached chalet-style house offers spacious accommodation spanning 2040 sqft.*

### The property

The property can be accessed through a porch leading to a spacious entrance hallway featuring attractive oak engineered flooring that extends throughout. From here, you'll find access to the understairs storage cupboard, family bathroom, and ground floor accommodation.

At the rear of the property lies the kitchen/breakfast room, which features double casement doors opening into the dining room. This setup offers ample space for furniture and creates a seamless flow between the two areas.

The kitchen is equipped with a comprehensive array of wooden wall, floor, and drawer units topped with high-quality composite work surfaces. It includes integrated appliances such as a double oven, microwave, fridge-freezer, and dishwasher. Additionally, an island unit offers extra storage and doubles as a convenient breakfast bar area.

Leading off the kitchen is a spacious UPVC conservatory, positioned at an elevated level to provide a scenic view of the gardens.

Additional ground floor rooms comprise a double guest bedroom featuring a three-piece ensuite shower room for added convenience.



**£975,000 Guide Price**



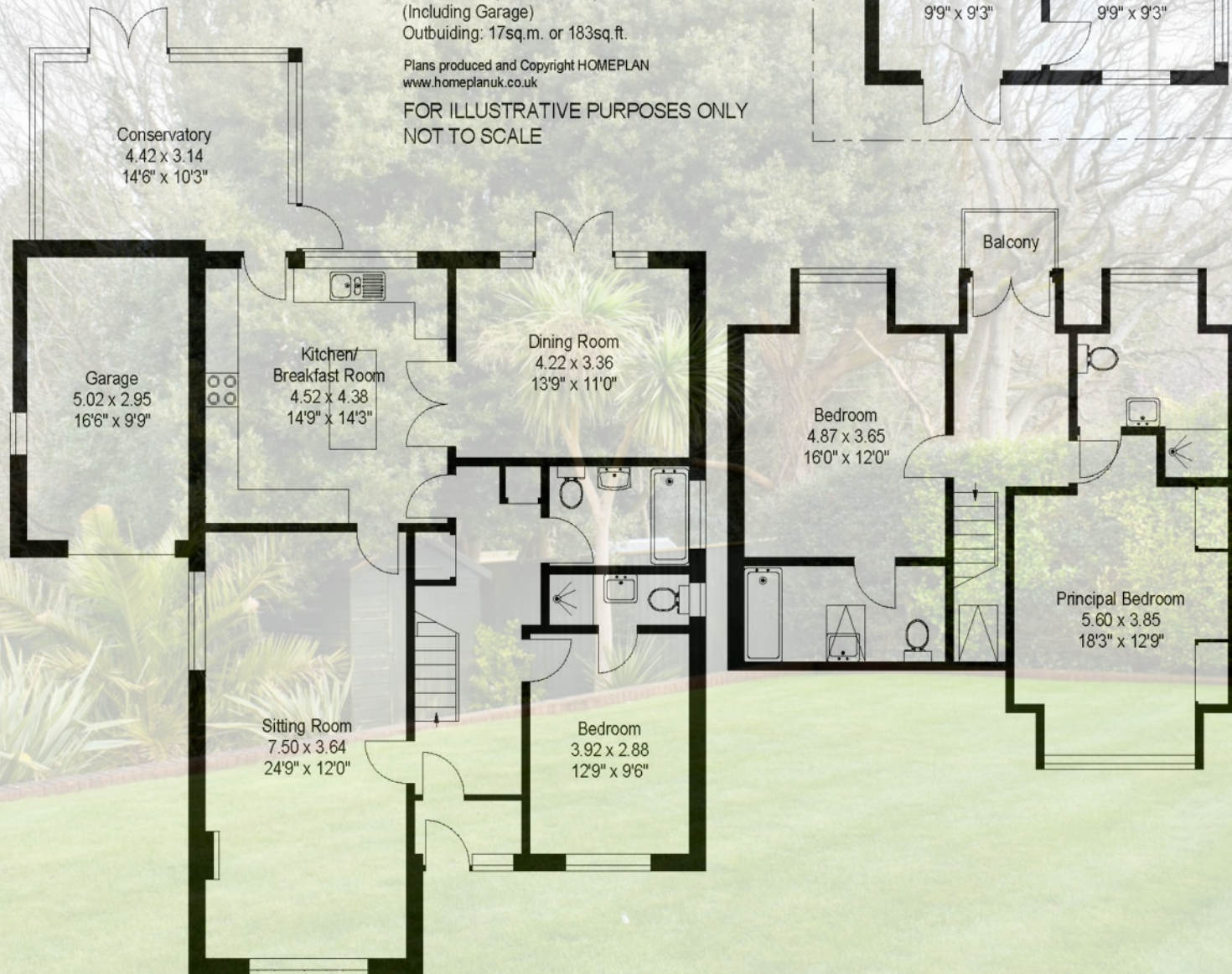
# FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 191sq.m. or 2056sq.ft.  
(Including Garage)  
Outbuilding: 17sq.m. or 183sq.ft.

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NOT TO SCALE





*Nestled within a prime location, it showcases scenic views and direct access to Nea Meadows Nature Reserve, while conveniently close to the beach (0.7 miles) and Highcliffe town center (0.6 miles).*

### The property continued

From the hallway, stairs ascend to the first-floor landing and balcony, providing picturesque views over the meadows behind.

The two upstairs bedrooms are generously proportioned and each boasts its own en-suite shower and bathroom respectively, one of which features a spacious shower cubicle, WC, and handwash basin, and the other with a panelled bath and shower attachment over, all complemented by tiled floors and walls.

The primary bedroom offers the added luxury of wall-to-wall bespoke fitted wardrobes.



### Property Video

Point your camera at the QR code below to view our professionally produced video.





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*Additionally, the property features a purpose-built home office, ample off-road parking, and an attached garage.*

## Outside

Nestled along a tranquil, leafy lane, the property is accessed through a sizable block-paved driveway, offering ample off-road parking and leading to an attached single garage. A side gate grants access to the rear gardens.

These gardens have been meticulously landscaped, showcasing a spacious sun terrace and primarily laid-to-lawn areas. Mature trees border the gardens, ensuring privacy and a peaceful atmosphere, with an access gate opening onto the nature reserve.

At the rear of the garden, you'll find a purpose-built home office, complete with lighting, heating, and CAT 5 cabling, providing a practical and comfortable workspace.

## Points Of Interest

Highcliffe Town Centre	0.6 miles
Highcliffe Beach	0.7 miles
Avon Beach	1.6 miles
Highcliffe Golf Club	0.3 miles
Noisy Lobster restaurant	2.1 miles
Chewton Glen Hotel & Spa	1.8 miles
Mudford Quay	2.2 miles
Hinton Admiral train station	0.9 miles
Bournemouth Airport	7.1 miles
London - 2 hours by train	



## Services

Energy Efficiency Rating: D Current: 68 Potential: 78

Council Tax: Band F

All mains services are connected to the property.

Air conditioning throughout the property.

## The Situation

Highcliffe is ideal for those searching for a relaxed yet smart seaside lifestyle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery. Highcliffe also nurtures a foodie reputation with an annual food festival and tasty selection of cafes, gastropubs and restaurants.

Leisure facilities include Highcliffe Castle Golf Club while the New Forest lies just to the north.

Highcliffe on Sea (or simply Highcliffe) sits on a high bluff above a beautiful stretch of sand and shingle beach. Its grounds enjoy outstanding views across Christchurch Bay towards the Isle of Wight while footpaths head off to a wooded nature reserve or zig-zag down to the beach.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance



For more information or to arrange a viewing please contact us:

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