



Sunsets

22 Hinton Wood Avenue, Highcliffe, BH23 5AH

SPENCERS
COASTAL





SUNSETS

Hinton Wood Avenue • Highcliffe

Nestled on one of the most desirable roads in the area and within easy walking distance of the beach, Sunsets sits at the top of Nea Meadows Nature Reserve with attractive, uninterrupted views. This beautifully presented 1950's built detached house offers the perfect family accommodation. The property benefits from a large lounge overlooking the west facing, private garden, kitchen/dining room, study, four generous bedrooms (two with en-suite shower rooms) and a large family bathroom.

Property Video

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



£1,100,000



4



2



3



The Property

Welcoming entrance hallway giving access to all ground floor living accommodation.

Open plan kitchen/dining room with a good range of classic shaker style wall, floor and drawer units with under unit lighting and quality granite work surfaces over.

Integral appliances include gas hob with extractor hood above, fridge, freezer, triple Smeg oven and a dishwasher.

There is a separate utility room complete with storage units, sink and space for tumble dryer and washing machine.

From the dining area, French doors lead out onto veranda and rear gardens.

The spacious sitting room benefits from a large picture window overlooking the gardens, providing plenty of natural light through, a feature electric fireplace and double glazed doors onto a delightful veranda.

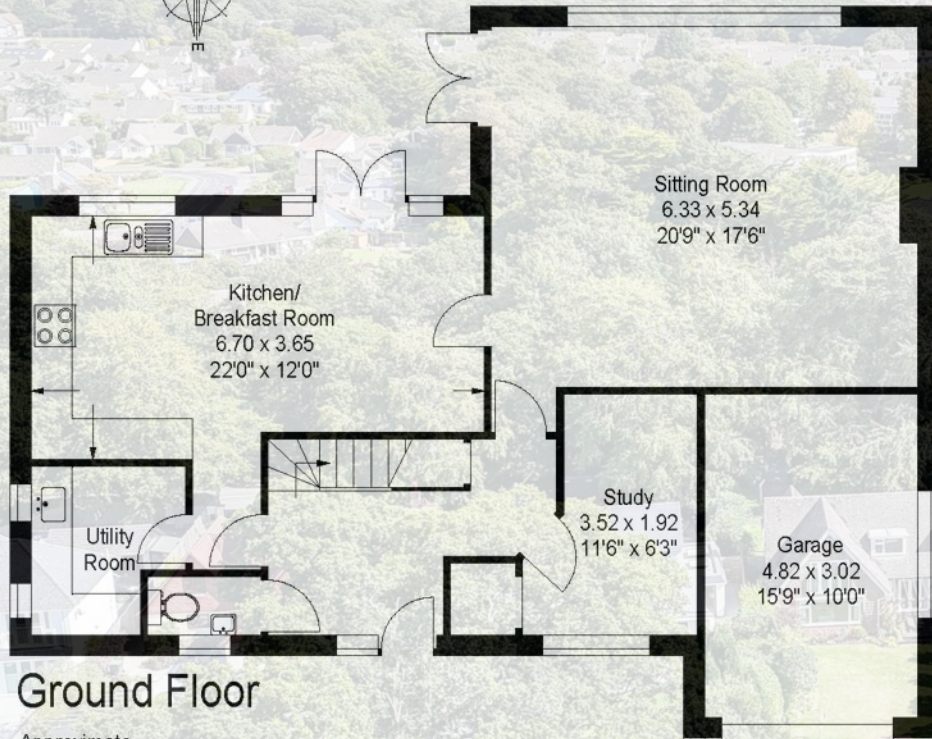
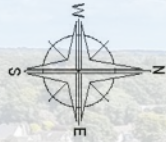
Completing the the ground floor accommodation is a well appointed cloakroom and a study which could potentially be an additional guest bedroom.







FLOOR PLAN

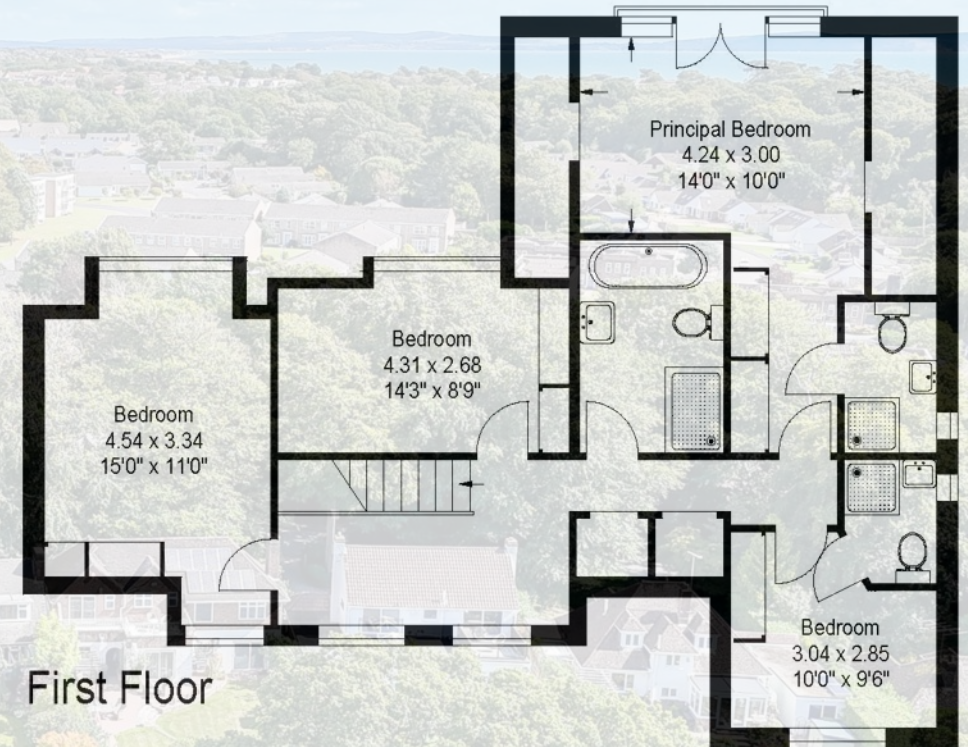


Ground Floor

Approximate
Gross Internal Floor Area
Total: 180sq.m. or 1938sq.ft.
(Including Garage)

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**FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE**



First Floor





The Property Continued...

Leading your way upstairs, the first floor accommodation offers four good sized bedrooms two of which benefit from modern en-suite shower rooms, and a beautiful, fully tiled family bathroom.

An impressive primary bedroom suite, which was cleverly designed and constructed in 2016, completed with a west facing Juliet balcony to maximise the views over the picturesque Nea Meadows Nature Reserve. There are a comprehensive range of fitted wardrobes, fitted drawer storage within the eaves and well appointed en-suite shower room.

A further double bedroom enjoys a modern en suite shower room and fitted double wardrobe.

Two further generous double bedrooms, serviced by a light and spacious contemporary family bathroom comprising a bath tub, large walk-in shower cubical, WC and wash hand basin.

Outside

The property is approached by an impressive, gravel driveway that provides ample parking for several vehicles and gives access to the garage. The gardens are a real feature of this wonderful home; the front gardens have an array of mature trees and shrubbery creating much privacy and the rear gardens have been beautifully maintained, complete with a lovely arbour and decking area providing the perfect spot for outdoor entertainment. At the rear of the garden, there is a gate to provide your very own access to Nea Meadows Nature Reserve.





Additional Information

Energy Performance Rating: D Current: 61 Potential: 78

Council Tax Band: F

Tenure: Freehold

All mains services connected

Broadband: Ultrafast download speeds of 1,000 Mbps are available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

The Situation

Highcliffe on Sea (or simply Highcliffe) sits on a high bluff above a beautiful stretch of sand and shingle beach. This small leafy coastal town, straddling the Dorset/Hampshire border, is best known for Highcliffe Castle, an ornate early Victorian mansion, once home to Mr Selfridge and now an events venue. 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.

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.

As Highcliffe developed post-war property is mostly mid-century character houses, coastal chalets and high-specification new builds. For families, schools are rated 'good' while local independents, including Durlston Court and Ballard, are judged 'excellent'. Mainline railway stations are found nearby at Hinton Admiral and New Milton with services to London Waterloo in two hours.



Points Of Interest

Highcliffe Town Centre	0.5 miles
Highcliffe Beach	0.6 miles
Avon Beach	2.3 miles
Steamer Point Nature Reserve	0.7 miles
Highcliffe Castle	0.4 miles
The Oaks	0.3 miles
Noisy Lobster restaurant	2.3 miles
Christchurch Harbour Hotel & Spa	2.5 miles
Mudford Quay	2.3 miles
Highcliffe School	0.8 miles
Hinton Admiral train station	0.8 miles
Bournemouth Airport	6.6 miles
Bournemouth Centre	8.1 miles
London	2 hour by train

Important Notice

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 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 to you, please contact us and we will be happy to confirm the position to you.



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

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