



4 Roeshot Crescent

Highcliffe, Christchurch, BH23 4QH

SPENCERS
COASTAL





A well-presented detached chalet bungalow, offering over 2,000 sqft of accommodation, set within a delightful south-west-facing plot

The Property

Guide Price £700,000 - £725,000 - The entrance porch opens into a spacious, bright, and airy hallway, providing access to all ground floor accommodation.

The ground floor features three generously sized double bedrooms, each offering ample space for storage and furnishings.

The bedrooms are served by a four-piece family bathroom, featuring a spacious corner shower cubicle, a separate bath with a mixer tap and shower attachment, and fully tiled walls and flooring.

The kitchen benefits from a bright dual aspect and features large, tiled flooring throughout. It offers a good range of cream wall, base, and drawer units, complemented by wood-effect work surfaces and a stylish tiled splashback. A practical breakfast bar adds to its appeal. Integrated appliances include a double oven, a five-ring gas hob with an extractor fan, along with space and plumbing for additional white goods.

A well-proportioned separate living room, featuring doors that lead into the conservatory, and a charming fireplace that creates an attractive focal point.

At the rear of the property, a large wrap-around conservatory offers a pleasant outlook over the surrounding gardens, with two sets of French doors opening onto the rear patio.

£700,000







Ideally positioned in a peaceful cul-de-sac, it enjoys close proximity to the Nea Meadow Nature Reserve

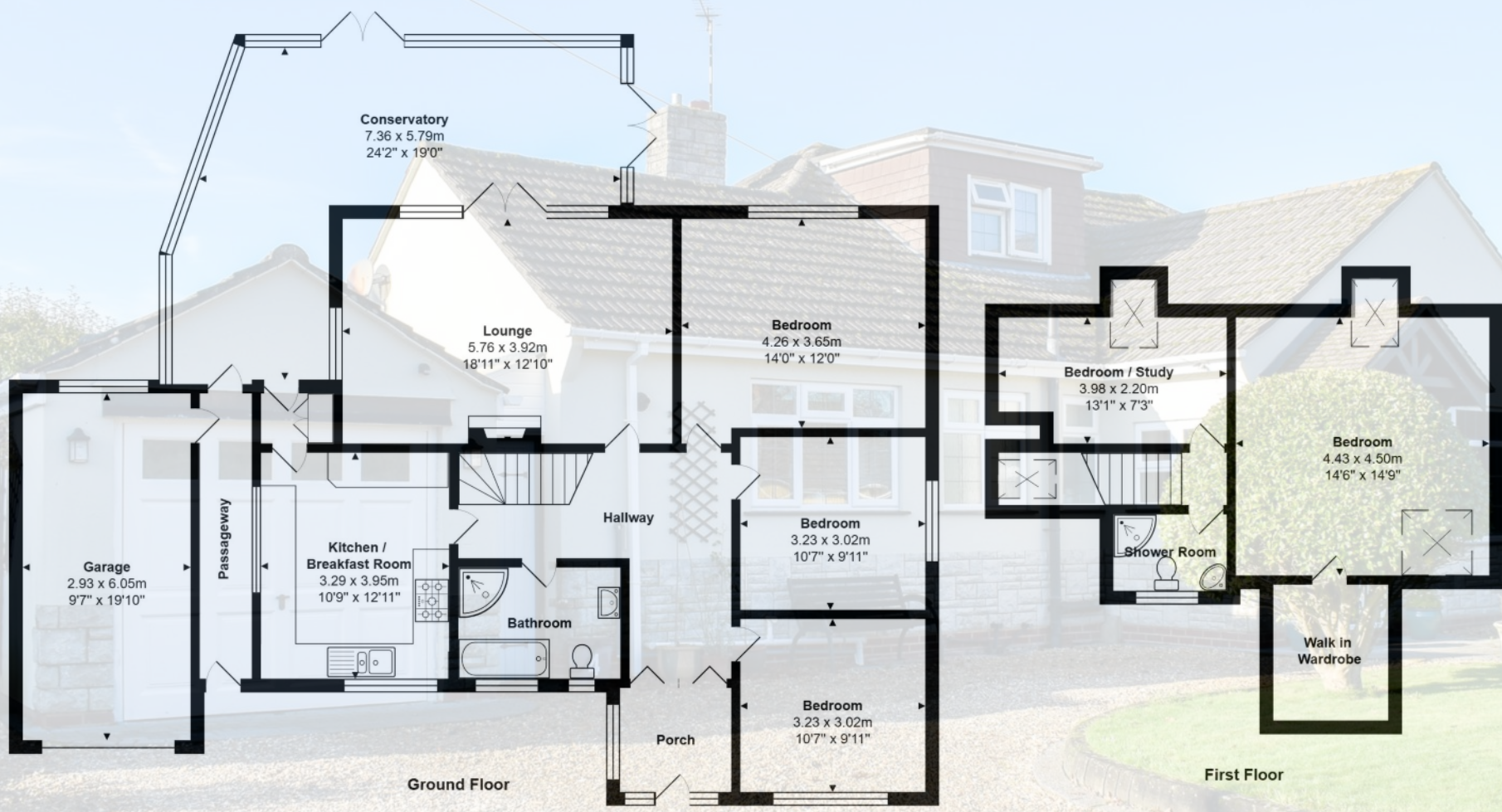
The Property Continued ...

From the hallway, stairs lead to the first-floor accommodation, which provides access to two bedrooms. One is currently used as an office, while the other is a spacious primary bedroom suite. This generous room benefits from a brilliant eaves walk-in wardrobe and is serviced by a three-piece shower room.



Important Information

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



Total Area: 189.0 m² ... 2035 ft² (excluding passageway)

All measurements are approximate and for display purposes only



The property features generous and versatile living space, comprising four bedrooms, two bathrooms, and three reception rooms, along with off-road parking for several vehicles

Outside

The property is approached via a sweeping gravel driveway, providing ample parking for several vehicles and access to the single garage. A side gate leads to the rear gardens, which enjoy a delightful south-west-facing aspect. The gardens feature a large lawn bordered by mature trees and shrubbery, offering a high degree of privacy. There are also two separate patios: one adjacent to the rear of the property and the other at the end of the garden, ensuring maximum sunlight throughout the day.

Additional Information

Energy Performance Rating: D Current: 68 Potential: 78
Council Tax Band: E
Tenure: Freehold

All mains services are connected to the property

Broadband:

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





The Local Area

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 2 hours.

Points Of Interest

Highcliffe Town Centre	1.4 miles
Highcliffe Beach	1.2 miles
Avon Beach	2.0 miles
Steamer Point Nature Reserve	2.1 miles
The Oaks Restaurant	1.1 miles
Noisy Lobster Restaurant	2.1 miles
Mudford Quay	2.0 miles
Highcliffe School	0.2 miles
Hinton Admiral Train Station	1.1 miles
Bournemouth Airport	7.0 miles
London	2 hours by train



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

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