



70 Smugglers Lane North

*Christchurch, BH23 4NL*

SPENCERS  
COASTAL





*A very well-presented four-bedroom detached bungalow that has been recently extended and modernised by the current owners*

## The Property

The property is entered via a covered porch and central front door into a welcoming entrance hallway, which provides access to all bedrooms and the main accommodation.

To the rear of the property is the impressive open-plan living, kitchen and dining area, designed as the main hub of the home and enjoying views over the garden. This spacious area benefits from a large roof lantern allowing natural light to flood in, with ample space for both seating and dining furniture, and bi-fold doors opening directly onto the rear garden.

The kitchen area is fitted with a range of wall-mounted and base units with wraparound work surfaces, a breakfast bar, and a sink positioned beneath a window overlooking the garden, along with integrated appliances including an oven and fridge freezer.

Leading off the living area is a snug/sitting room, enhanced by a skylight creating a cosy yet bright space.

A galley-style utility room connects back through to the entrance hallway and offers space for a washing machine and dryer, together with additional storage cupboards, making it ideal for family living.

**£725,000**



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*The property is situated within a sought-after residential area of Highcliffe*

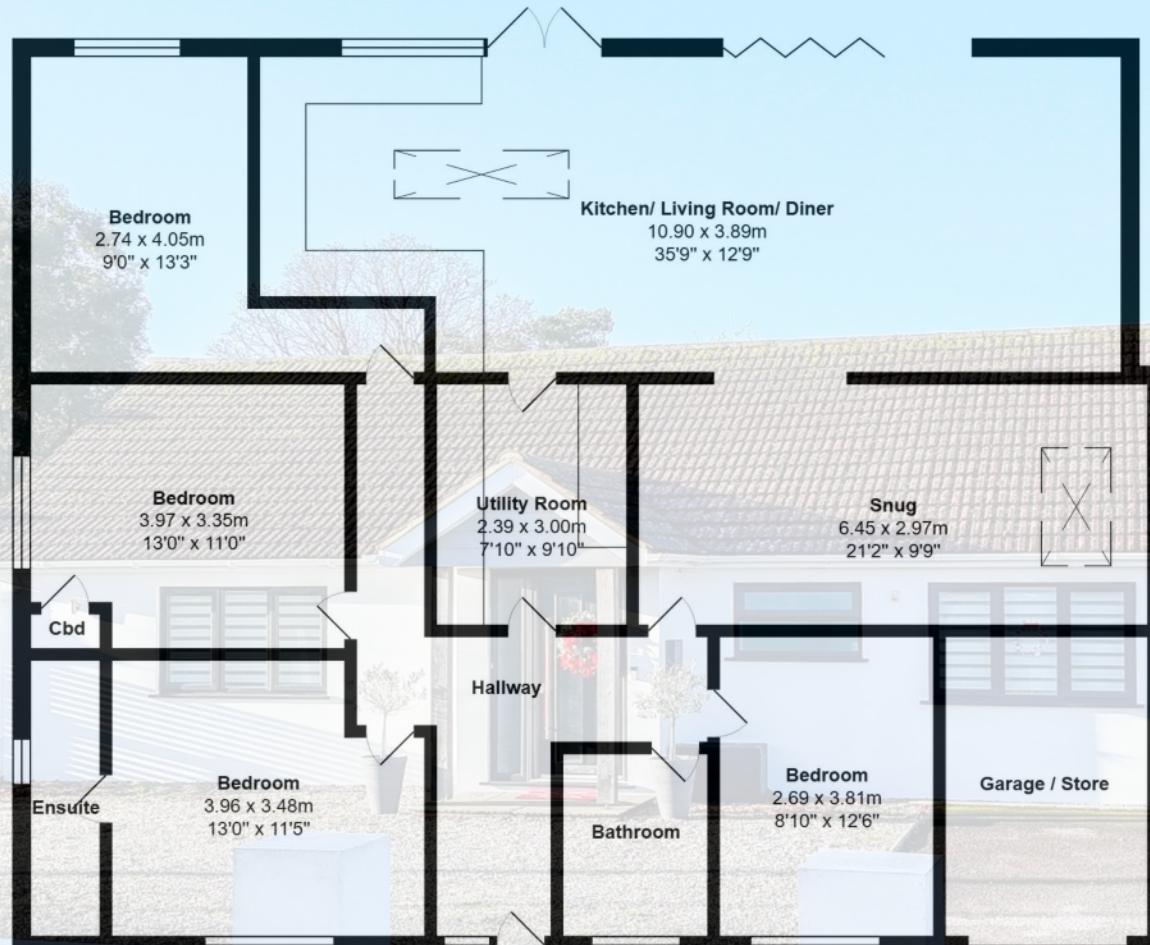
### **The Property Continued ...**

The principle bedroom is an impressive double bedroom with a window overlooking the front of the property and a sliding door leading to a contemporary wet-room style en suite comprising a shower, WC and wash hand basin.

Bedrooms two and three are both good-sized doubles, one overlooking the rear garden and the other enjoying a side aspect with built-in storage.

The fourth bedroom is a versatile space suitable for use as a further double bedroom, nursery, study or home office.

Completing the accommodation is the main family bathroom, fitted with a bath, shower, WC and wash hand basin.



## 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.



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*It is conveniently located just moments from the local school*

## Outside

The front of the property provides generous off-road parking on a gravel driveway, bordered by a low rendered wall, with access to a single garage.

On the adjacent side of the property there is side access leading around to the rear of the property, as well as direct access from the open-plan living area.

The rear garden is west-facing and mainly laid to lawn, with established shrubs, trees and fenced boundaries, creating a pleasant and private outdoor space.

## Additional Information

Energy Performance Rating: E Current: 40 Potential: 77

Council Tax Band: E

Tenure: Freehold

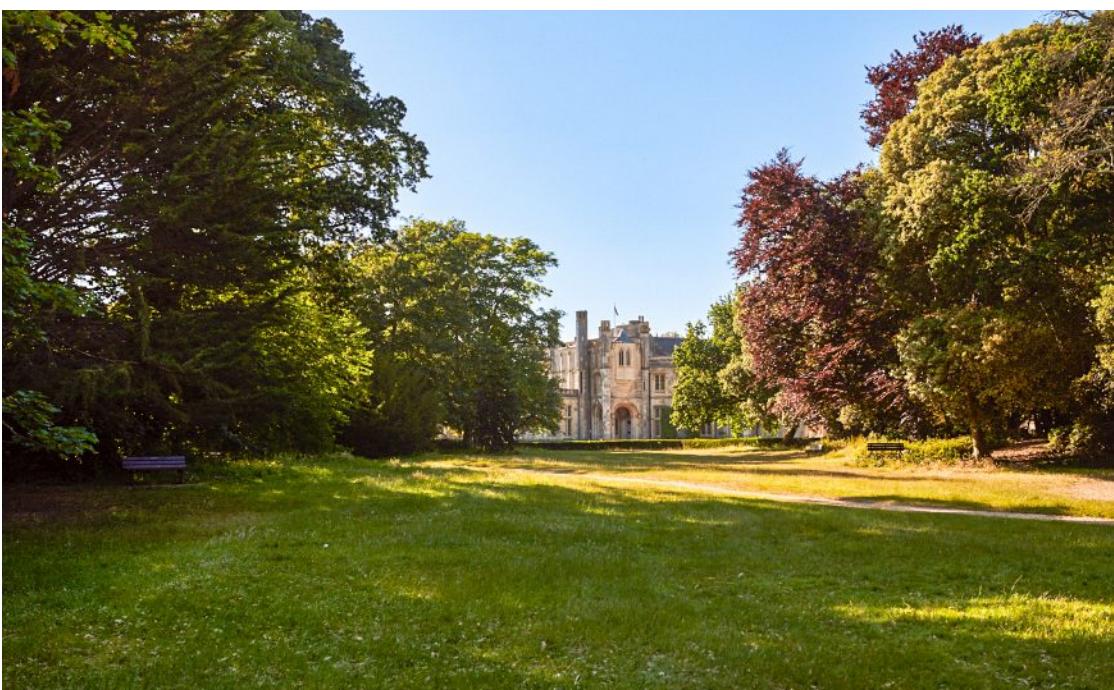
All mains services are connected to the property

Broadband: ADSL Copper-based phone landline

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

**Agents Note:** The current owners have installed a brand new heating system, with brand new radiators throughout. As well as having a brand new combination boiler fitted 5/6 years ago.





## 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 two hours.

## Points Of Interest

Highcliffe School	0.5 miles
Hinton Admiral Train Station	0.5 miles
Highcliffe Beach	1.0 miles
Highcliffe Town Centre	1.2 miles
Avon Beach	1.9 miles
Noisy Lobster Restaurant	2.1 miles
Christchurch Harbour Hotel & Spa	2.3 miles
Mudeford Quay	2.4 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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