39 Manning Avenue

Highcliffe,Christchurch, BH23 4PW

SPENCERS
COASTAL

HELLO

This beautifully extended and fully modernised four-bedroom, three-bathroom detached bungalow offers a rare combination of space, style, and versatility

The Property

On entry, you're welcomed into a spacious porch, ideal for storing coats and shoes, with an inner door opening into a central hallway. All four bedrooms are located towards the front of the property, while the rear is dedicated to the impressive open-plan living, dining, and kitchen area—the true heart of the home.

This expansive space features a vaulted ceiling, skylights, and floor-to-ceiling sliding doors that open directly onto the rear garden, flooding the space with natural light.

The kitchen is well equipped with matching wall and base units, gas hob with extractor over, an integrated oven, built-in dishwasher, and a large feature island unit housing the inset sink with mix tap, and space for stools.

A separate utility room is located just off the kitchen, providing additional convenience.

The living area runs the full width of the home and offers generous space for both lounging and dining.

Heading back to the front of the property the principle bedroom is a spacious double with a front-facing window and a modern en-suite bathroom room.

£635,000

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The property is enhanced by professionally landscaped, multi-tiered gardens with delightful views stretching towards Christchurch town

The Property Continued …

Bedroom two is another generous double and also includes an en-suite bathroom, as well as its own private entrance and access to a secluded garden area—ideal for use as a guest suite or home office.

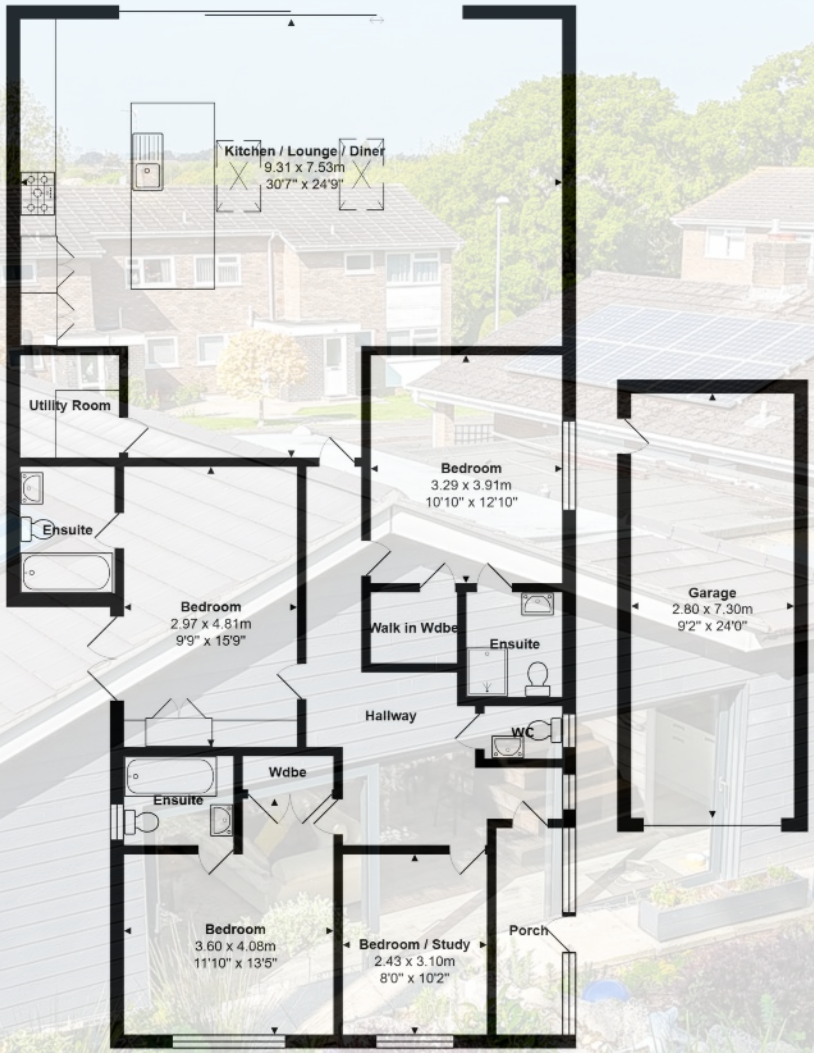
Bedroom three has an en-suite shower room and side-facing windows that offer a pleasant southerly aspect, along with a walk in wardrobe.

The fourth bedroom is ideal for a study or a home office, and has a window over looking the front aspect of the property.

There is also a separate WC located just off the entrance hallway.

Property Video

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



Total Area: 169.3 m² ... 1823 ft²

All measurements are approximate and for display purposes only

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 fitments, 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.

Outside

The front garden is designed for low maintenance and includes a large driveway offering ample off-road parking, leading to a single garage. A secure gated side path provides access to the rear garden, which is a standout feature of the property.

Cleverly landscaped into multiple levels of the land, the garden offers a variety of seating areas to enjoy sun or shade throughout the day. Although the garden is of easterly aspect, its tiered layout and surrounding mature trees create a beautifully balanced outdoor environment.

As you ascend the garden, you'll find a summer house and a useful storage shed, with the top tier offering stunning westerly views over West Highcliffe and towards Christchurch—making it a perfect spot for evening relaxation or entertaining guests.

Additional Information

Energy Performance Rating: C Current: 70 Potential: 82
Council Tax Band: D
Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity

Tree Preservation Order: Yes

The Local Area

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.

Points Of Interest

Highcliffe School	0.4 Miles
The Oaks Restaurant	1.2 Miles
Highcliffe Beach	1.3 Miles
Steamer Point Nature Reserve	1.3 Miles
Hinton Admiral Train Station	1.4 Miles
Highcliffe Town Centre	1.5 Miles
Avon Beach	1.6 Miles
Noisy Lobster Restaurant	1.8 Miles
Christchurch Harbour Hotel & Spa	2.1 Miles
Mudeford Quay	2.1 Miles
Bournemouth Airport	6.7 Miles
Bournemouth Centre	8.5 Miles
London	2 hours by train

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