



46 Braemar Drive

Highcliffe, Christchurch, BH23 5NS

SPENCERS
COASTAL





A superb and deceptively spacious three bedroom detached bungalow which has undergone a complete refurbishment. Offering fantastic accommodation across a single storey

The Property

You approach the contemporary front door via the brick paved driveway, which has ample parking for multi vehicles. Once through the front door you come to a very wide and welcoming entrance hallway, with tiled flooring. This area is very open and free flowing into the living space and kitchen.

The kitchen is fitted into a vaulted ceiling room, offering excellent sense of space, and flooding the room with light through the Velux windows and patio doors. A good range of modern handleless kitchen cupboards, with integrated dishwasher and two ovens, and inset hob with extractor over. There is also a social breakfast bar, and space for large American style fridge freezer.

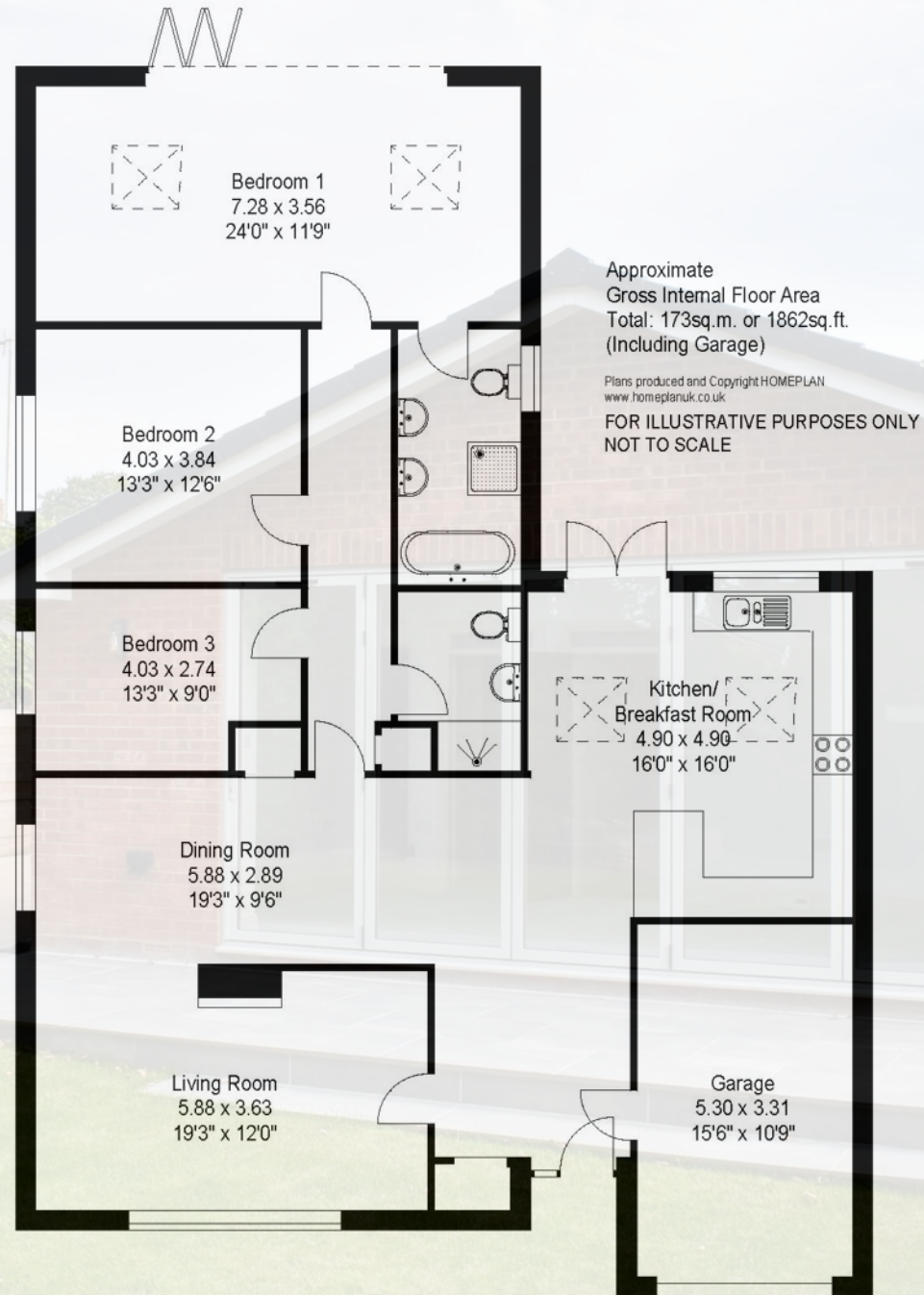
Across the entrance hallway there is plenty of space for dining room or further furniture. This then arches round to further living space, where there is space for living furniture which could all centre around the in situ fire place, and there is a door leading back to the entrance hallway.



£875,000

 3  1  2

FLOOR PLAN





The property is situated in a well laid out garden, and is in a very sought after location

The Property Continued...

There is an inner hallway leading to all the bedrooms and bathrooms. The inner hallway has original parquet flooring, along with bedroom 2 and 3.

The principle bedroom is at the end of the hallway, and has an impressive vaulted ceiling with Velux windows, and bi-fold opening doors heading straight out on to the rear garden. The master also enjoys an impressive ensuite bathroom comprising walk in shower, free standing bath, his and hers sinks, and WC surrounded in a fully tiled modern bathroom.

The main family bathroom off the inner hallway is also superbly well appointed, this comprises large shower, wash hand basin, and WC also fully tiled.



Property Video

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





Grounds & Gardens

There is a slightly larger than average single garage which can be accessed from the driveway via the electric roller shutter door, or an inter access through a door from the entrance hallway.

The front garden is laid to lawn, and there is a lockable side access gate to gain access round the side of the property to the rear garden. The rear garden is mostly laid to lawn, with trees and shrub borders, large rear patio coming out from the kitchen patio doors.

Agents Note: The property is offered for sale with no onward chain.

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 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.



Services

Energy Performance Rating: C Current: 71 Potential: 81

Council Tax Band: E

Tenure: Freehold

All mains services connected

Broadband: Download speeds of 6 Mbps are available at the property (Ofcom)

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

Points of Interest

Highcliffe Town Centre	0.6 miles
Highcliffe Beach	1.0 miles
Cliffhanger Restaurant	0.9 miles
Avon Beach	2.3 miles
Noisy Lobster	2.6 miles
Christchurch Harbour Hotel & Spa	2.7 miles
Mudford Quay	2.9 miles
Highcliffe School	0.9 miles
Hinton Admiral Train Station	1.1 miles
Bournemouth Airport	7.4 miles
London - 1 hour 45 minutes by train	102 miles

Important Notice

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 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:

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk