



40 Havelock Way

*Highcliffe, Christchurch, BH23 4PA*

SPENCERS  
COASTAL









*No Forward Chain - A beautifully presented two-bedroom semi-detached bungalow offering generous living space, a newly fitted bathroom, a delightful garden with a summer house, and ample off-road parking, including a garage*

## The Property

Approaching the property, you are greeted by a multi-car driveway that leads to a side entrance, providing direct access to the kitchen.

The kitchen is well-equipped with a range of matching floor-standing and wall-mounted units, complemented by a surrounding work surface. It features a hob with an extractor above, a sink positioned beneath a window that overlooks the garden and conservatory, and space for a dishwasher and fridge-freezer.

A doorway leads from the kitchen into a central entrance hallway. From the hallway, you will find a door leading into the living room, which is centred around a charming feature fireplace. The room also boasts a door and window leading into the conservatory, which spans the entire width of the rear of the property, offering a bright and airy space with views of the garden.

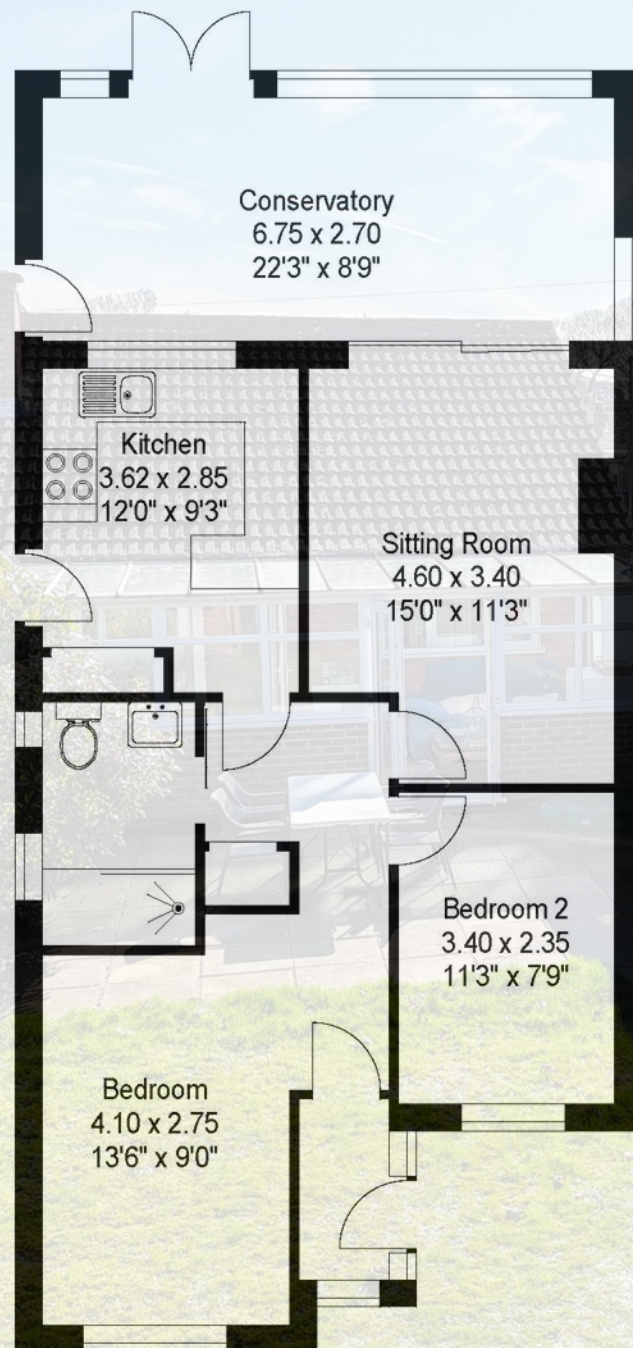
The conservatory provides ample room for furniture, making it an ideal spot for relaxation or entertaining.

**OIEO £350,000**

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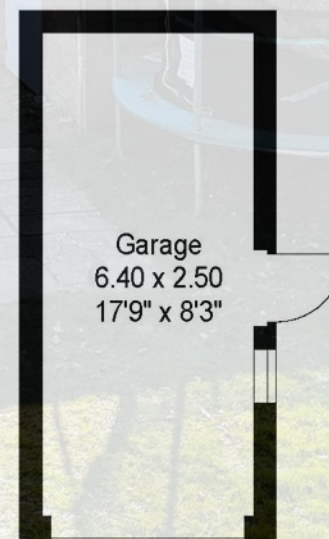
## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 79sq.m. or 850sq.ft.  
Garage: 13sq.m. or 140sq.ft.  
Total: 92sq.m. or 990sq.ft.

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NOT TO SCALE







## The Property Continued...

The hallway also provides access to the principal bedroom, a generous double room that overlooks the front of the property. There is further potential here, as access to the former porch area is available, which could be converted into additional storage space.

Bedroom two, also accessed from the hallway, is another comfortable room offering a southerly aspect.

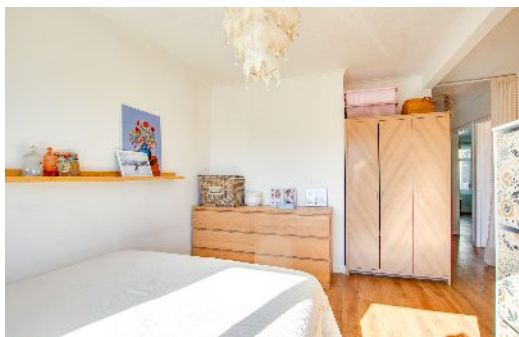
A bespoke sliding door leads to the recently renovated shower room, which exudes a contemporary feel with matching fully tiled walls and floor. The space features a walk-in double shower, a wash hand basin, and a WC, with a frosted window providing natural light and privacy.

## Outside

To the front of the property, the garden is laid to lawn, and there is ample off-road parking, with a driveway that extends down the side of the property to a single garage.

Beyond the garage, the rear garden is mainly laid to lawn, with well-maintained shrub borders. A patio area adjoins the rear of the property and conservatory, perfect for outdoor dining and relaxation.

Towards the back of the garden, you will find a useful summer house with power, offering a versatile space for a variety of uses.



## Property Video

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







*Ideally located within walking distance of Hinton Admiral Station*

## Additional Information

Energy Performance Rating: D Current: 64 Potential: 82  
Council Tax Band: C  
Tenure: Freehold

All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000Mbps is available at the property (Ofcom)

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

## 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.





## The Situation

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 Town Centre	1.8 miles
Highcliffe Beach	2.1 miles
Avon Beach	1.9 miles
Highcliffe Golf Club	1.1 miles
Noisy Lobster Restaurant	2.5 miles
Chewton Glen Hotel & Spa	2.6 miles
Mudford Quay	2.5 miles
Hinton Admiral Train Station	0.8 miles
Bournemouth Airport	7.9 miles
Highcliffe School	5 minute walk





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

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