



17 Curzon Way

Highcliffe, Christchurch, BH23 4LG

SPENCERS
COASTAL





A recently renovated three-bedroom detached bungalow, now featuring two bathrooms (including one en-suite), an impressive open-plan kitchen/dining area that opens onto the garden. Ideally located at the end of a peaceful close, within walking distance of Highcliffe High Street and Highcliffe Beach

The Property

As you approach, the front door is centrally located on the property. Stepping inside, you're welcomed into a spacious entrance hallway, which provides access to all the single-storey accommodation.

The entrance hallway also features a useful storage built in cloak cupboard off the hallway. To your right, a door leads into a bright and comfortable sitting room positioned at the front of the property. A large window allows in plenty of natural light and offers views over the front garden. The room is centred around a feature chimney breast and fireplace, creating a warm and inviting atmosphere. From here, a set of double doors provides access to the stunning kitchen/dining area.

Alternatively, this impressive kitchen/dining space can also be accessed directly from the entrance hallway. The brand new kitchen boasts a range of contemporary wall-mounted and base units and solid workface, with feature central island, and integrated appliances including a dishwasher, wine fridge, eye level oven, hob with extractor over, and a mixer tap sink. There is ample room for both dining and additional living furniture, with a wonderful triple aspect space creating a light and airy feel. Sliding doors lead directly out to the rear garden.

Returning to the entrance hallway, a door leads to the principal bedroom - a generous double room with plenty of space for bedroom furniture and a large window overlooking the front of the property.

OIEO £650,000



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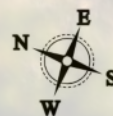
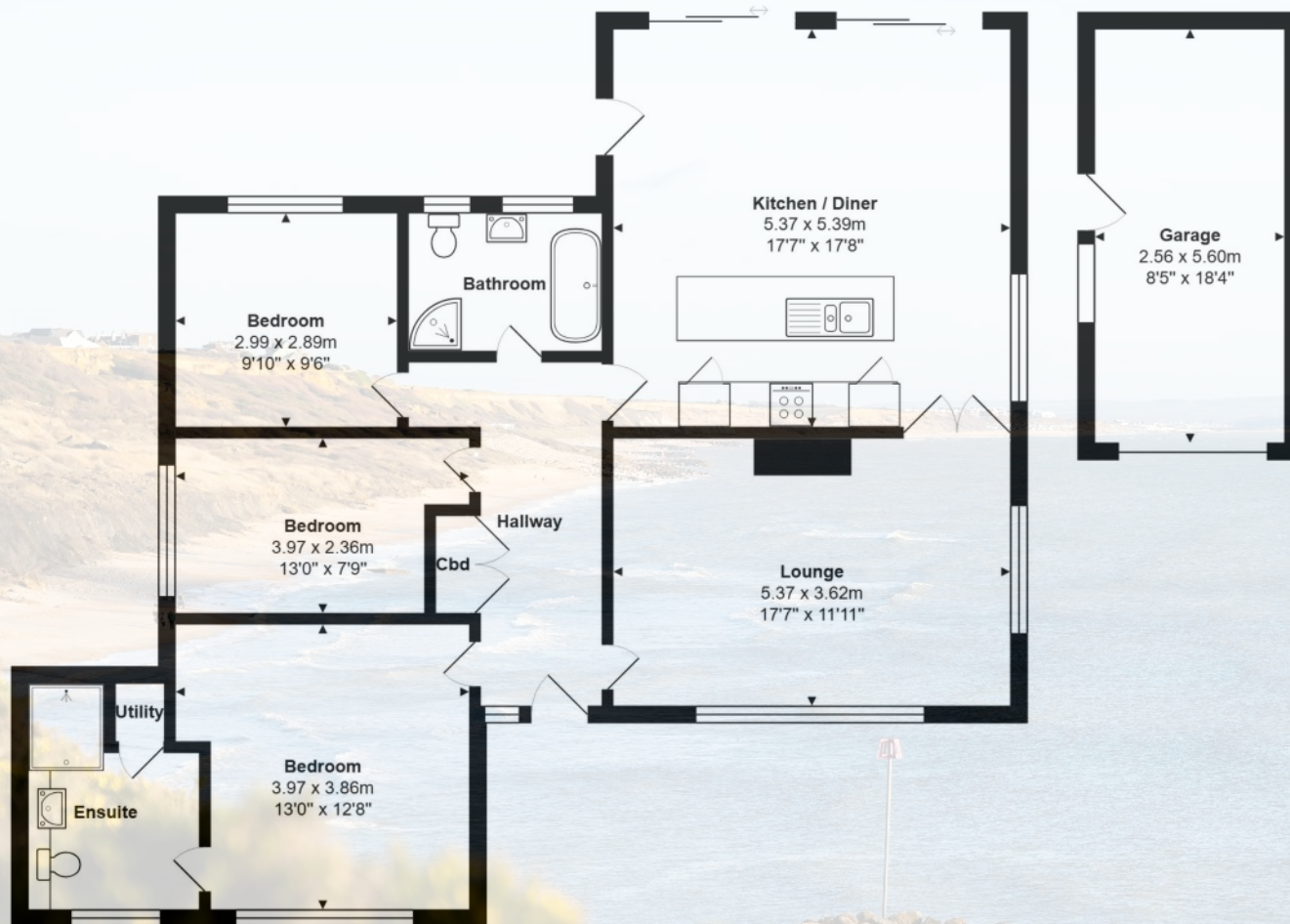


The Property Continued...

A further door opens into the modern en-suite shower room, which includes a WC, wash basin, and enclosed shower. Also located in the ensuite, you'll also find a useful utility cupboard with plumbing for a washing machine and space for a tumble dryer - a practical addition to the home. Bedroom Two is another well-sized double room, this time with a window overlooking the rear garden. Bedroom three is a smaller room, perfect as a single bedroom, nursery, or study, and includes a window with a side aspect.

The family bathroom is accessed via the hallway and includes a WC, wash basin, and a bath with shower over. An obscure-glass window provides natural light while maintaining privacy.





Total Area: 120.1 m² ... 1293 ft²

All measurements are approximate and for display purposes only



Outside

Located at the end of a quiet close, the property enjoys a peaceful and private position. A driveway runs down the right-hand side, providing off-road parking, while the front garden to the left is mainly laid to lawn.

Further parking is available down the side of the property, leading to a single garage. The rear garden is also mainly laid to lawn and fully enclosed with fencing, offering a safe and quiet outdoor space. The garden faces east and benefits from plenty of morning sun.

Additional Information

Energy Performance Rating: D Current: 65 Potential: 80

Council Tax Band: E

Tenure: Freehold

Services: TBC

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

Property Video

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





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.

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.



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

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