



50 Lymington Road

*Highcliffe, Christchurch, BH23 4JT*

SPENCERS  
COASTAL









*A delightful five-bedroom detached residence, substantially refurbished to a high standard in 2023, ideally located within easy reach of Highcliffe beach and the village centre*

## The Property

A beautifully presented five-bedroom detached home, ideally located within easy reach of Highcliffe beach and the village centre. This substantial property offers a generous 3,175 sq ft of versatile living space, combining classic charm with modern updates. Set within private, west-facing gardens, the home also features a well-appointed garden cabin.

A welcoming entrance hallway with attractive LVT flooring flows through to the main accommodation and includes a useful cloaks cupboard.

The L-shaped sitting/family room spans the length of the house, creating a spacious and inviting area. Bi-folding doors flood the room with light and open onto a large raised decking area, ideal for relaxing or entertaining. A feature brick fireplace with oak plinth and woodburning stove creates a cosy focal point, while a bay window to the front adds further character.

The kitchen/dining room is bright and airy, benefitting from a double aspect and full-width bi-folding doors to the decking. The kitchen features a range of shaker-style units with granite worktops, incorporating a butler's sink, under-unit lighting, and a Granite island unit with breakfast bar. Integral appliances include an Elica induction hob with downdraft extractor, Siemens double oven and wine cooler as well as a Franke boiling water tap.

An adjoining utility room offers additional storage and space for white goods.

**£1,250,000**











*Offering 3,175 sqft of extensive and versatile accommodation, this property has been tastefully modernised with high-quality fixtures and fittings throughout, blending classic design with contemporary features*

### The Property Continued ...

The ground floor also includes an additional reception room, which can easily be used as an extra bedroom or flexible living space, and is served by a modern three-piece shower room.

An oak-turned staircase leads to the first-floor landing, which has space for a small office area and overlooks the rear garden.

The bedrooms are all generously proportioned, with plenty of room for storage and furnishings. Two bedrooms benefit from en-suite bathrooms, while the principal suite is particularly impressive. It features a private balcony with glass balustrade, offering elevated views over the garden. The adjoining four-piece en-suite includes a Jacuzzi bath and separate shower cubicle.



### Property Video

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













## Lymington Road, Christchurch, BH23

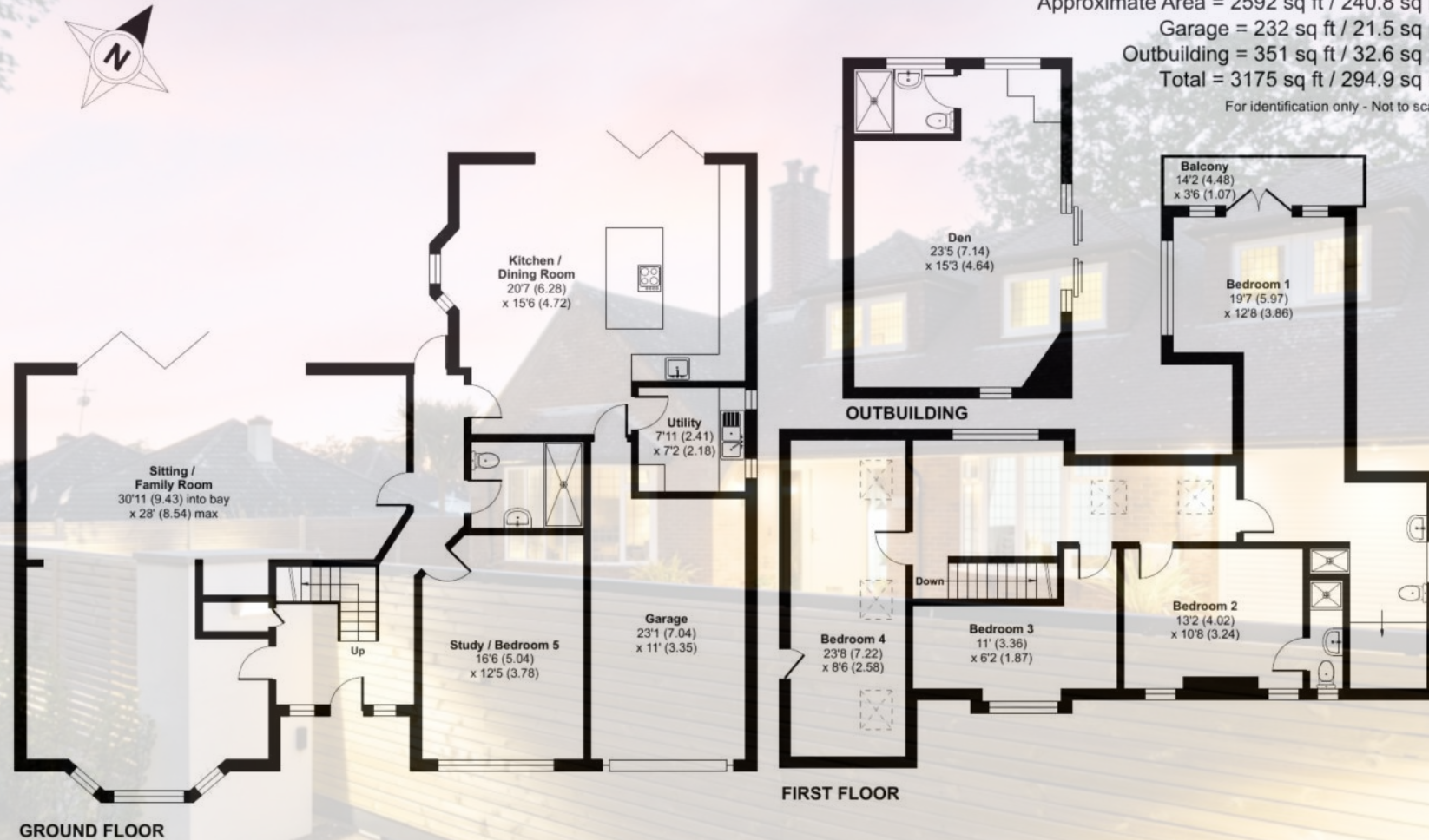
Approximate Area = 2592 sq ft / 240.8 sq m

Garage = 232 sq ft / 21.5 sq m

Outbuilding = 351 sq ft / 32.6 sq m

Total = 3175 sq ft / 294.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1286859

## 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.





*Set within generous private, west-facing gardens, it also benefits from a garden cabin, integral garage and ample secure parking for cars, motor homes or boats*

## Outside

The property is accessed via automated sliding gates, which open to a large gravelled driveway with ample parking, and lead to the integral garage via an electric roller door.

The tiered garden is a gardeners dream offering a low maintenance space for all to enjoy. Steps lead down from the raised decking area to the first tier of lawn, which is bordered by mature shrubbery for privacy. A second set of steps leads down to a larger lawned area, with a gravel pathway leading to the rear of the property and the garden cabin.

The cabin, measuring around 350 sqft, is in excellent condition and offers flexible living options. It includes a living area with log burner, kitchenette, bathroom, and mezzanine, with sliding doors opening onto the garden. This space could be used as a home office, additional accommodation, or even for rental potential.

## Additional Information

Energy Performance Rating: D Current: 66 Potential: 79

Council Tax Band: F

Tenure: Freehold

All mains services are connected to the property

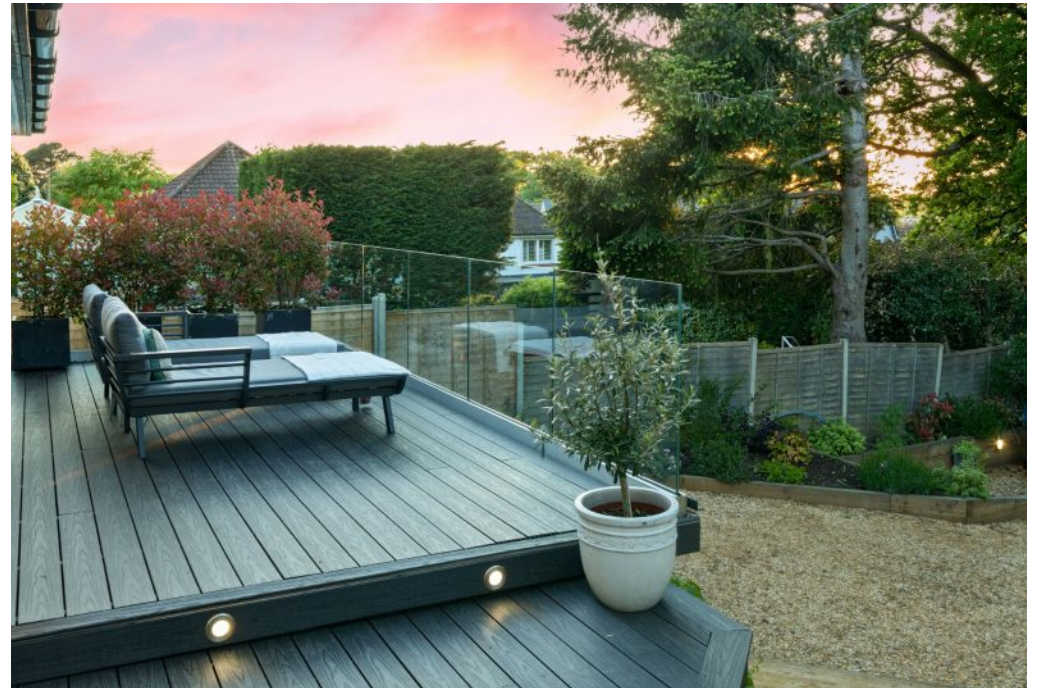
Broadband: ADSL Copper-based phone landline

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

**Agents Note:** The property benefits from underfloor heating throughout all bathrooms and the utility room.











## 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, which is within easy access. The property also sits within a short distance of the sought after coastal village of Mudeford, which is particularly known for the Mudeford Quay, providing a ferry service to Hengistbury Head.

## Points Of Interest

Avon Beach	0.7 miles (10 minute walk)
Steamer Point Nature Reserve	0.8 miles
The Beach Hut Café	0.8 miles
Sainsburys Superstore	1.2 miles
Noisy Lobster Restaurant	1.3 miles
Mudeford Quay	1.3 miles
The Jetty Restaurant	1.4 miles
Christchurch Harbour Hotel & Spa	1.4 miles
Highcliffe Secondary School	1.6 miles
Mudeford Junior School	1.7 miles
Hinton Admiral Train Station	1.8 miles
Bournemouth Airport	6.7 miles
Bournemouth Centre	8.2 miles
London	2 hours by train





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

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

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)