



63 Clive Road

Christchurch, BH23 4NX

SPENCERS
COASTAL





This well proportioned, three bedroom, end of terrace family home is situated a short distance away from Highcliffe town centre & local amenities

The Property

Stepping inside, an entrance hallway with access to an under stair storage cupboard, leads you into a spacious living room, complimented by a large bay window at the front and benefitting from hard wood flooring throughout.

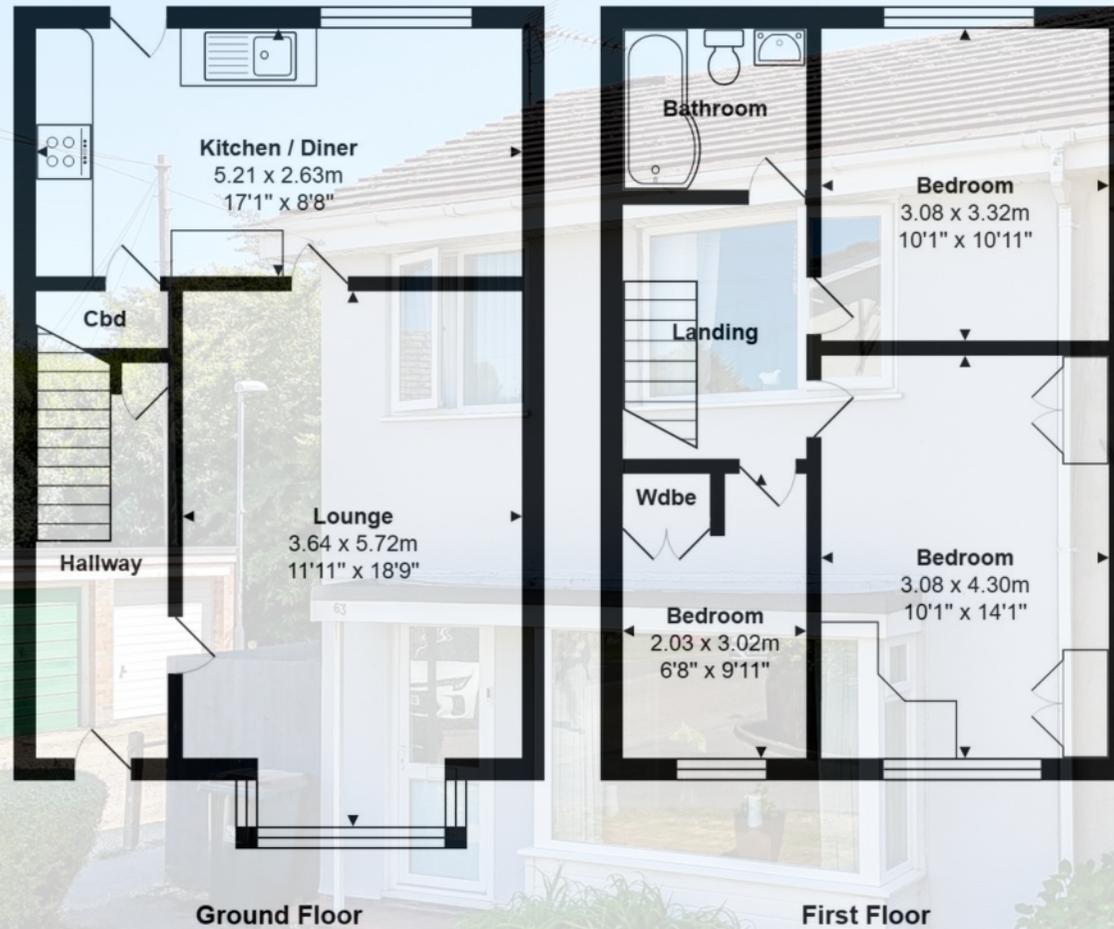
A single doorway takes you through to a bright and airy kitchen/breakfast area with ample storage and under counter space for kitchen appliances.

Upstairs is comprised of a well presented family bathroom with obscured glass, a bathtub with a shower screen and shower head, coupled with two generously sized double bedrooms including a master with fitted wardrobes a westerly aspect and finishing with a good sized single bedroom.

£350,000



FLOOR PLAN



Total Area: 82.3 m² ... 886 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 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.





Benefits include a private rear garden, separate garage, two double bedrooms & gas central heating

Outside

Externally, the property offers an exceptionally well maintained & manageable, tiered private patio rear garden with a side gate leading to a wrap around lawn section that meets the front of the property for ease of access.

The garden is fully enclosed with fencing and mature hedging, offering both privacy and security.

The property also benefits from a separate single garage.

Services

Energy Performance Rating: C Current: 69 Potential: 83

Council Tax Band: C

Tenure: Freehold

All mains services connected

Broadband: Satellite broadband, ADSL Copper-based phone landline

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





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

Ashley Centre	0.8 Miles
New Milton Town Centre	0.1 Miles
New Milton Train Station	0.2 Miles
The Arnewood Practice	0.3 Miles
Tesco Superstore	0.7 Miles
Barton on Sea Clifftop	1.9 Miles
New Forest National Park	2.2 Miles
Bournemouth Airport	10.4 Miles
Bournemouth Centre	11.1 Miles
London - 1 hour 45 mins by train	110 Miles



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

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