44 Montagu Road

Highcliffe-on-Sea, Christchurch, BH23 5JX

SPENCERS
COASTAL

44 MONTAGU ROAD

HIGHCLIFFE-ON-SEA • CHRISTCHURCH

This property is situated in one of the best locations in Highcliffe, south of the high street in the village of Highcliffe. This large chalet bungalow is over 2000 square feet and is ideally positioned for proximity to amenities and recreational pursuits, being within easy walking distance of safe swimming beaches. These beaches can be reached within minutes through the beautiful Chewton Bunny Nature Reserve, which offers direct access to a sandy beach.

The Property

Situated on one of the best roads in Highcliffe, this property boasts a large front garden with an in-and-out driveway accommodating up to six cars. The low-maintenance rear garden complements the convenience of this home, making it ideal for those seeking the best location near the beach and and village center.

The property features large windows and spacious rooms throughout. A large front porch welcomes you into the property, leading to a central hallway that provides access to all the rooms. On the ground floor, there is a versatile fourth bedroom, which can also serve as a brilliant home office.

The large kitchen/diner leads out to a spacious decking area, perfect for alfresco dining. The property also offers a large family lounge that opens onto an equally large conservatory, providing ample space for relaxation and social gatherings. An attached large single garage, recently built with a cavity wall, presents the potential for an ensuite above, subject to planning permission.

Upstairs, the first floor comprises three good-sized double bedrooms and a family bathroom, ensuring comfortable living for the entire family.

Whether you're looking for a fantastic holiday home or a family residence in a prime location, this property offers both charm and potential.

£795,000 *4* *1* *2*

Chewton Bunny Nature Reserve

Highcliffe Castle

Steamer Point Nature Reserve

Chewton Bunny Nature Reserve

Highcliffe Beach

Approximate Gross Internal Floor Area
Total 2118 sqft (196.77 sqm)
For illustration purposes only, not to scale

Location

The town of Highcliffe provides excellent amenities such as a bakery, hairdresser, supermarket and independent stores as well as a wide range of cafes, eateries and pubs. The well regarded Chewton Glen Hotel, Lord Bute and Raymond Blanc's The Oaks eateries are all within walking distance of the property.

Good nearby road links provide easy access to Bournemouth, Southampton and the New Forest National Park. Hinton Admiral station provides mainline access to London Waterloo and is approximately a five minute drive away from the property.

The property is perfectly situated for a “best of both” lifestyle on the south coast being moments from the beautiful beaches at Highcliffe-on-sea as well as the fantastic walking opportunities within the New Forest National Park.

Directions

From our office in Highcliffe, proceed east along Lymington Road. After a few hundred metres, turn right at the crossroads into Waterford Road. Take the second left into Montague Road, and the property can be found on the left-hand side at the end of the road.

There are wonderful views and walks from Chewton Bunny Nature Reserve, past Highcliffe Castle, Steamer Point Nature Reserve, onto Friars Cliff Beach and Avon Beach to Mudeford Quay where you can make a short ferry passage over the estuary to Hengistbury Head and beyond.

Services

Energy Efficiency Rating: E Current: 41 Potential: 83
Council Tax Band: F
All mains services connected.

Points Of Interest

Chewton Bunny - Nature Reserve	0.1 Miles
Highcliffe Beach	0.3 Miles
Highcliffe Castle	1.1 Miles
Pebble Beach Restaurant	1.2 Miles
Highcliffe Golf Course	1.4 Miles
St Michael and All Saints	1.4 Miles
Mudeford Quay	2.5 Miles
Christchurch Town Centre	3.9 Miles
Chewton Glen Hotel and Spa	0.4 Miles
The Oaks - Raymond Blanc	0.9 Miles
The Lord Bute	0.9 Miles
Highcliffe St Mark Primary School	0.7 Miles
Arnewood Secondary School	1.2 Miles
Highcliffe School	1.4 Miles
Durlston Court School	1.5 Miles
Ballard Private School	1.8 Miles
Hinton Admiral Station	1.3 Miles
New Milton Railway Station	1.6 Miles

Important Notice

Spencers of The New Forest 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 fitments, 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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