

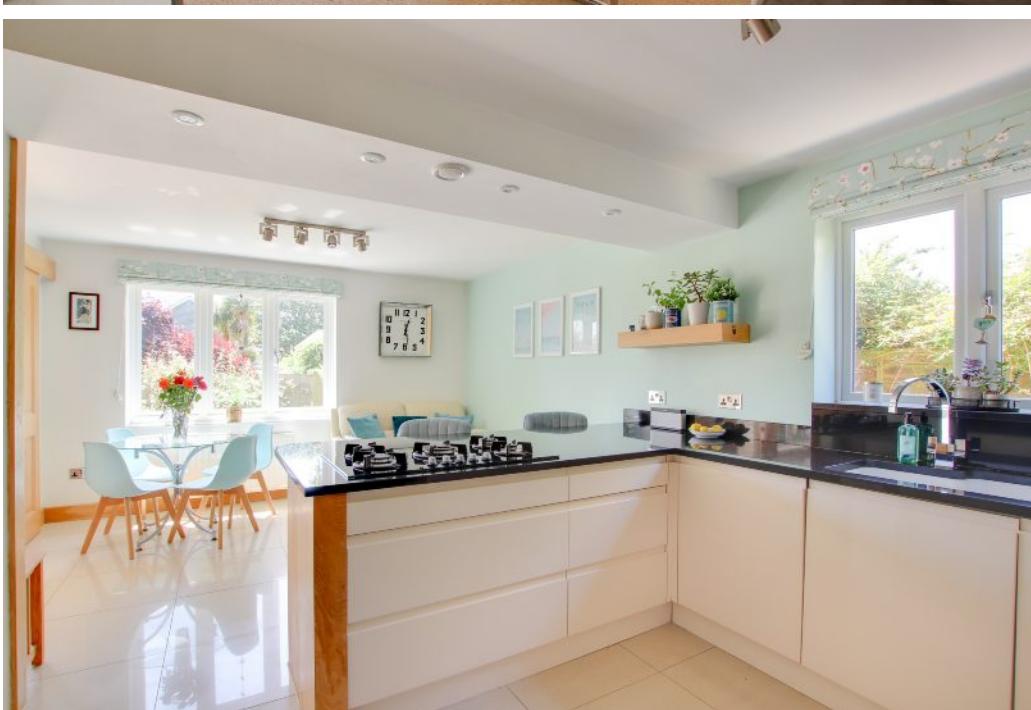


18 Stuart Road

Highcliffe, Christchurch, BH23 5JS

SPENCERS
COASTAL





A brilliant opportunity to purchase a well-appointed five-bedroom detached residence, with low-maintenance, south-facing gardens on a desirable road south of Highcliffe High Street

The Property

A large porch opens to a spacious entrance hallway with extensive tiled flooring throughout. Casement doors connect the hallway to the living room, allowing plenty of natural light. The hallway also features built-in cloak storage and provides access to the integral garage and a convenient ground floor three piece wet room.

Located at the rear of the property, a generously sized living/dining room offers plentiful space for furniture. An open fire with a wooden surround creates an attractive focal point, while large French doors open onto the rear gardens.

Sliding doors from the dining area lead to a spacious kitchen breakfast room, which benefits from a bright and airy double aspect.

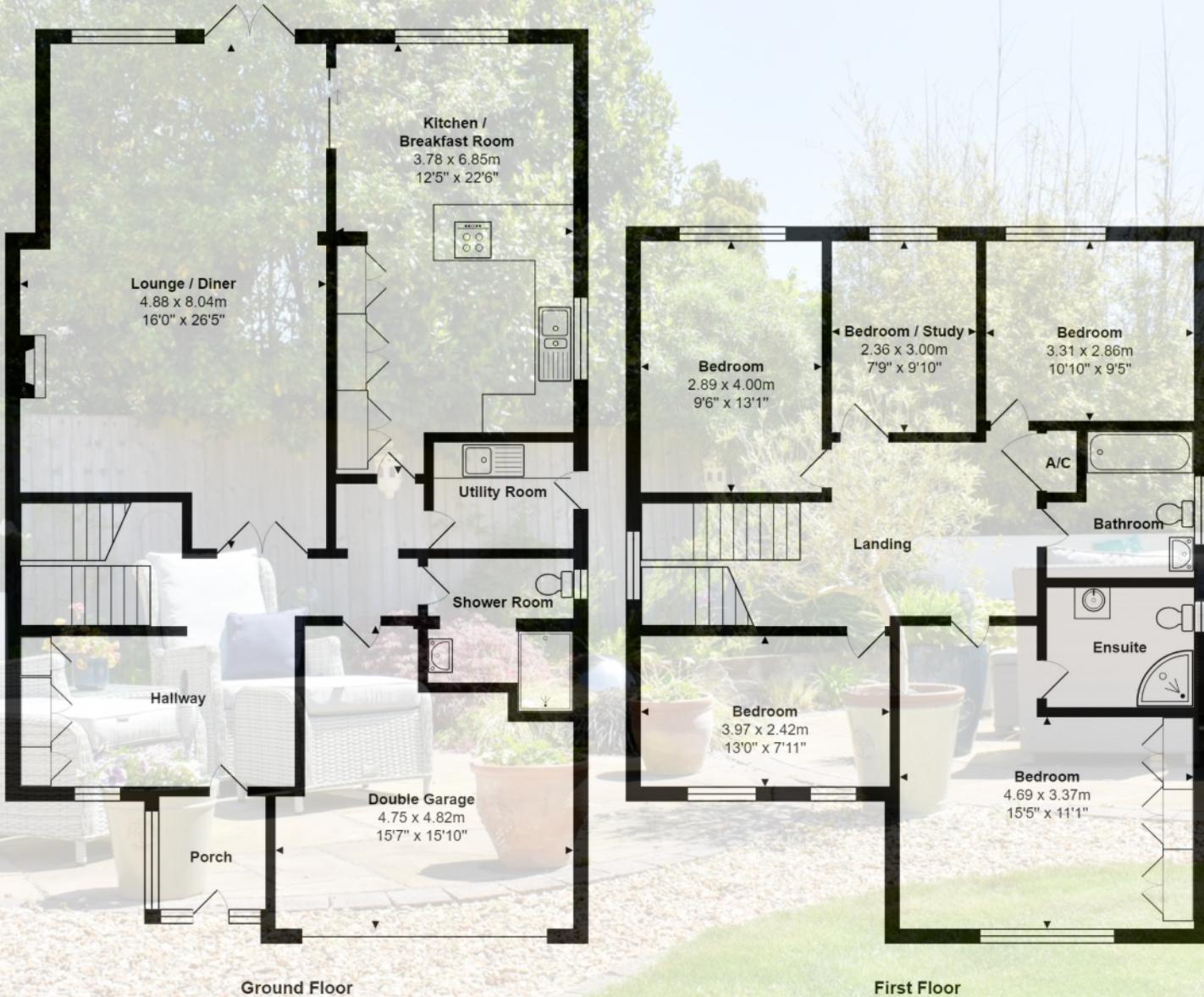
The kitchen is equipped with a wide range of handleless cream gloss wall, floor, and drawer units, topped with quality granite work surfaces. A peninsula unit serves as a convenient breakfast bar. Integrated appliances include a five-ring gas hob, double oven, and dishwasher, along with space for an American-style fridge freezer.

Next door, a good sized utility room offering further worksurface and storage, with space and plumbing for white goods. Side access door leading to the front and rear gardens.

**Offers In Excess Of
£950,000**

5 2 3

FLOOR PLAN



Ground Floor

First Floor



Total Area: 204.5 m² ... 2201 ft²

All measurements are approximate and for display purposes only



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Ideally located just a stone's throw from Highcliffe Beach and the village centre, this property also includes ample off-road parking and an integral garage

The Property Continued...

From the entrance hallway, stairs rise to a generous first-floor landing, providing access to five double bedrooms. Each bedroom offers ample space for storage and dressing furniture, with the fifth bedroom currently being used as an office.

The bedrooms are serviced by a modern white three-piece family bathroom, which includes a panelled bath with a shower attachment, a handwash basin, a WC, and a heated towel rail. The bathroom is finished with sleek tiled floors and walls.

The primary bedroom is a notable feature of the property, offering a generous size and plenty of space for wall-to-wall wardrobes. It benefits from a large en-suite bathroom, which includes an oversized walk-in shower cubicle and is finished with two-toned floor and wall tiles.

Property Video

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





Outside

The property is accessed via a gravel driveway, providing ample off-road parking for several cars and granting access to the integral garage through an electric roller door. Additionally, there's a side access leading to the rear.

The rear gardens are a delightful feature of the property, with a southern aspect and a sunken design that provides a sheltered and private outdoor space. The well-landscaped gardens have been designed for low maintenance, featuring an expanse of lawn and patio areas stretching from the front to the rear, ensuring maximum sunlight exposure throughout the day.

The Situation

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.



Services

Energy Efficiency Rating: D Current: 64 Potential: 76

Council Tax Band: F

Tenure: Freehold

All mains services are connected to the property

Broadband: Download speeds of 5 Mbps are available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider to further clarify

Points of Interest

Cliffhanger Restaurant	0.4 Miles
Highcliffe Beach	0.4 Miles
Highcliffe Castle	1.2 Miles
Highcliffe High Street	0.3 Miles
Highcliffe School	1.7 Miles
New Forest	3.0 Miles
Mudford Quay	3.2 Miles
Christchurch Centre & Station	3.9 Miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.2 Miles
Sandbanks	14.6 Miles
London	110 Miles (1 hour 45 mins by train)

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.



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

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