



4a Smugglers Lane South

Highcliffe, BH23 4NF

SPENCERS  
COASTAL





*This beautifully presented four-bedroom chalet-style bungalow has been thoughtfully renovated throughout in recent years, creating a stylish and versatile family home.*

## The Property

A bright and welcoming entrance hallway sets the tone for the home, leading through to an impressive split-level kitchen/reception space and two ground floor bedrooms.

To the right, a spacious open-plan kitchen showcases a contemporary design, featuring laminate flooring, solid wooden work surfaces, and a full range of integrated appliances including a large fridge freezer, full-size dishwasher, oven, and microwave. A stylish breakfast counter provides the perfect space for casual dining or entertaining.

Flowing seamlessly from the kitchen, steps lead down into a generous formal living and dining area. This inviting space is finished in modern, neutral tones and benefits from an abundance of natural light, enhanced by expansive windows and floor-to-ceiling sliding doors. These open into a well-constructed, insulated conservatory, offering a peaceful outlook over the garden and an ideal year-round additional reception space.

Returning to the hallway, the rear of the property hosts a well-proportioned bedroom with a built-in cupboard, currently utilised as a study but equally suited as a comfortable double room. Adjacent is a larger double bedroom, enjoying a pleasant garden aspect through a sizeable window.

To the front of the home, a recently updated family bathroom is finished to a high standard, featuring contemporary tiling, a full-size bathtub, WC, and wash basin.

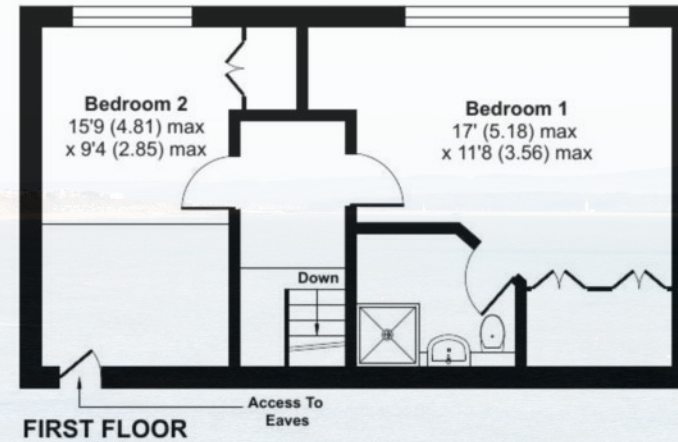
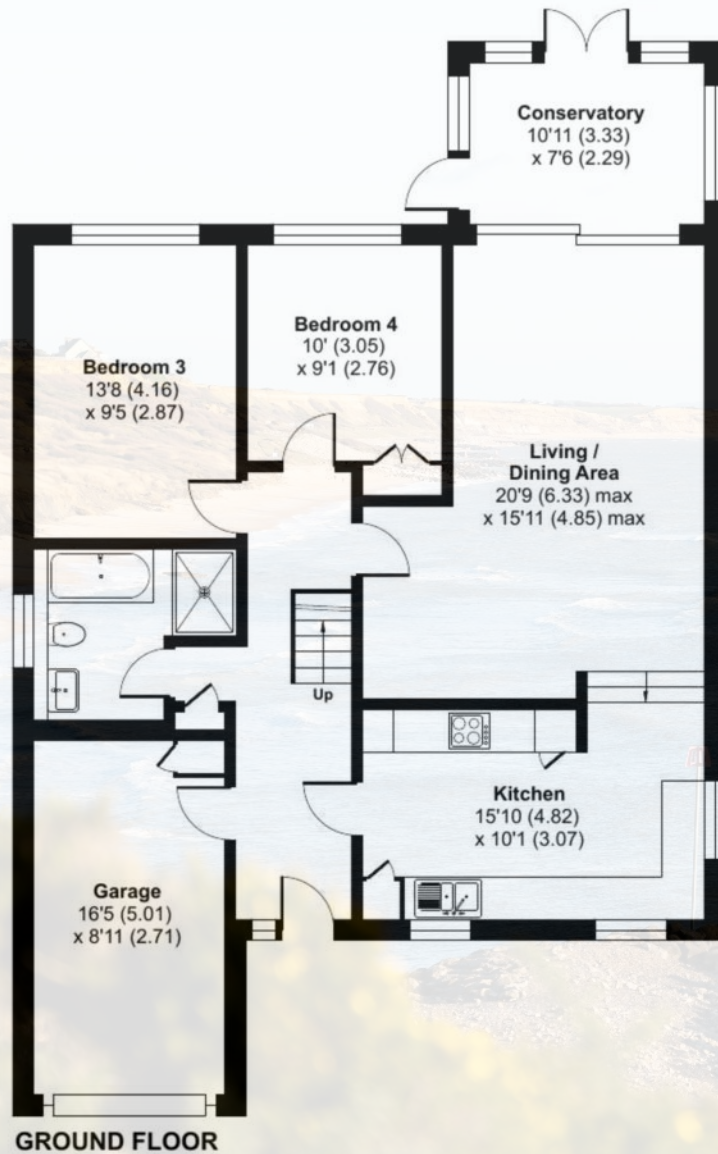
**£725,000**



# FLOOR PLAN



Approximate Area = 1447 sq ft / 134.4 sq m  
Garage = 146 sq ft / 13.5 sq m  
Total = 1593 sq ft / 147.9 sq m  
For identification only - Not to scale



## 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.





*Ideally positioned in one of Highcliffe's most sought-after residential areas, the property enjoys close proximity to well-regarded local schools and the scenic Nea Meadows Nature Reserve, perfect for family walks and outdoor living.*

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### **The Property Continued...**

Upstairs, the property continues to impress with a spacious principal bedroom suite, complete with fitted wardrobes and a private en-suite bathroom.

Across the landing, a fourth bedroom offers flexibility as a smaller double room, guest space, or home office.





## Grounds & Gardens

The property boasts a beautifully landscaped and private rear garden, providing an idyllic outdoor retreat ideal for both relaxation and entertaining. A recently built substantial outbuilding, currently used as an office space, is located to the rear and offers excellent versatility, whether as a workshop, storage space, or additional entertaining area. The outbuilding also benefits from floor and roof insulation.

Further benefits include side access on both sides of the property, an integral garage, and a large private driveway to the front, offering ample off-road parking. The property also has an Electric Vehicle (EV) charging point installed.

## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 72 Potential: 84

All mains services connected

Heating: Gas central heating

Flood Risk: Very low

Broadband: FTTP - Fibre to the property directly

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

## Property Video

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







## 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.

As Highcliffe developed post-war property is mostly mid-century character houses, coastal chalets and high-specification new builds. For families, schools are rated 'good' while local independents, including Durlston Court and Ballard, are judged 'excellent'. Mainline railway stations are found nearby at Hinton Admiral and New Milton with services to London Waterloo in two hours.

## Points of Interest

Highcliffe Town Centre	0.7 Miles
Highcliffe Beach	1.2 Miles
Mudford Quay	2.1 Miles
Highcliffe School	0.7 Miles
Hinton Admiral Train Station	1.0 Miles
Bournemouth Airport	7.3 Miles
Bournemouth Centre	8.8 Miles
London	2 hours by train



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

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