



18 Chantry Close

*Highcliffe, Christchurch, BH23 5NQ*

SPENCERS  
COASTAL









*A superbly presented Neo-Georgian three-bedroom end-of-terrace residence, set within beautifully maintained communal grounds and thoughtfully updated in recent years*

## The Property

An attractive storm porch opens into the entrance hallway, where obscure glass windows connect to the living area, allowing natural light to filter through. The hallway provides access to the ground floor accommodation, a convenient under-stairs storage cupboard, and a WC.

The living room is generously proportioned, featuring floor-to-ceiling windows that overlook the front aspect and a gas fire with wood surround that creates a warm and inviting focal point.

Opening from the living room, the dining room offers ample space for furniture and entertaining, with bi-folding doors leading out to the rear garden.

Adjacent is a modern kitchen, fitted with a range of stylish green floor, wall, and drawer units, complemented by Corian worksurfaces. Integrated appliances include a fridge/freezer, single oven, and five-ring gas hob with extractor fan.

Stairs from the entrance hallway lead to the first-floor landing, which gives access to the airing cupboard, three bedrooms and partially boarded loft, providing further additional room for storage. Two of the bedrooms benefit from full width fitted wardrobes and are generously sized doubles, offering ample space for storage and furniture. Bedroom three also benefits from a three quarter height fitted wardrobe.

**£475,000**





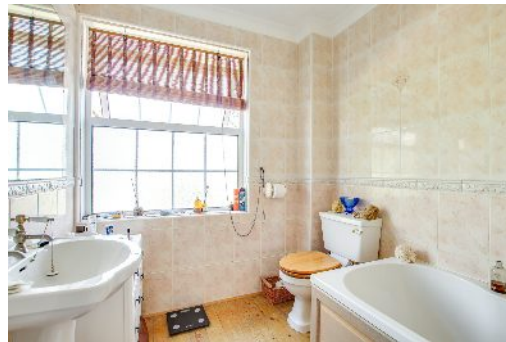
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*Located just one mile from Highcliffe beach and town centre, the property also features a private, low-maintenance garden, communal parking, and a garage situated within a nearby block*

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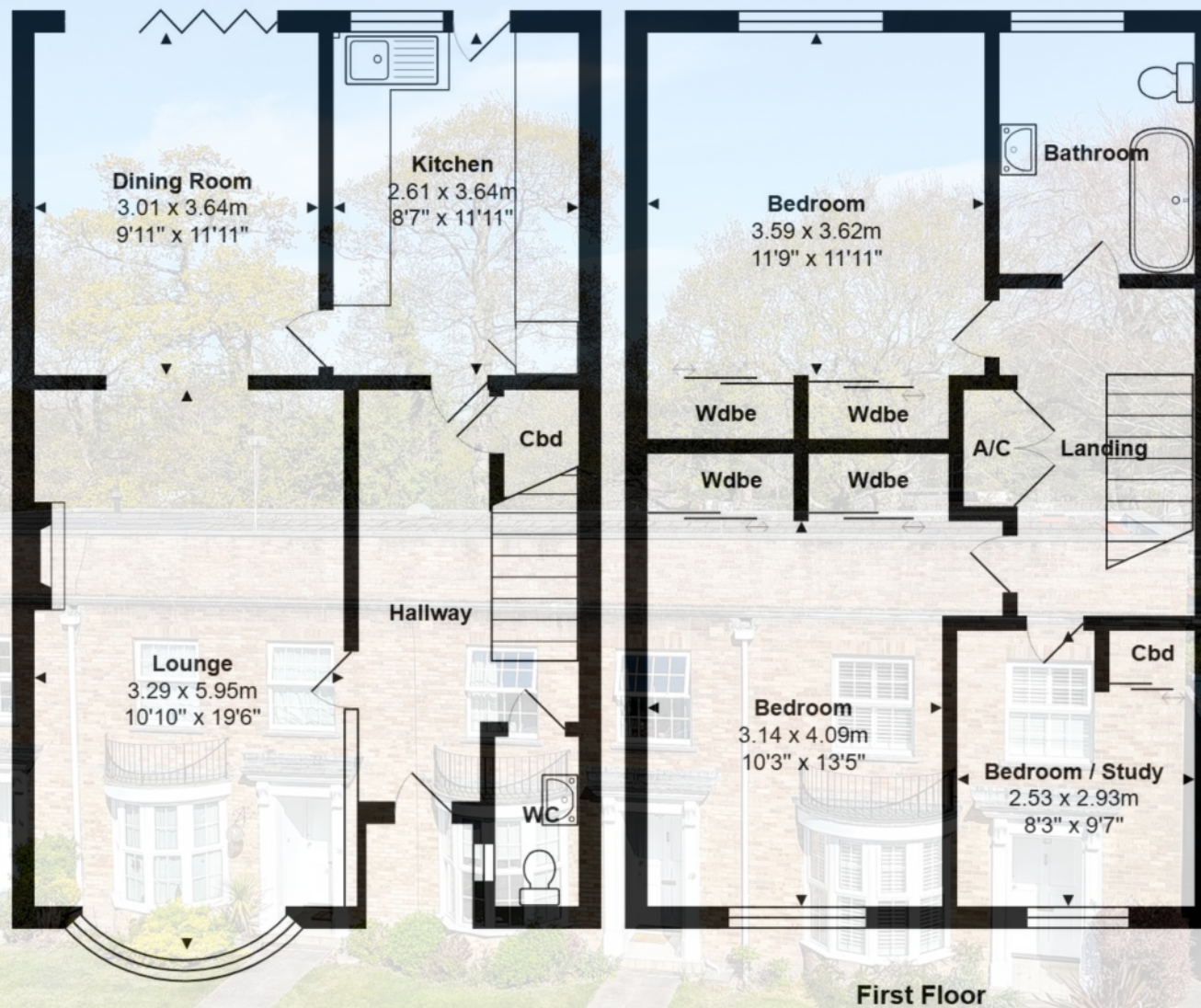
### The Property Continued...

The bedrooms are served by a three-piece family bathroom, comprising a panelled bath with shower screen and attachment over, WC, and hand wash basin, all set against fully tiled walls.





## FLOOR PLAN



Ground Floor



Total Area: 106.9 m<sup>2</sup> ... 1151 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## Outside

The rear garden has been designed for ease of maintenance, featuring a large, paved area and a raised decked terrace adjoining the rear of the house. The walled boundaries and open outlook provide a notable degree of privacy.

## Additional Information

Energy Performance Rating: TBC

Council Tax Band: D

Tenure: Freehold

Management Fees: £450 per annum - which covers the maintenance of the communal area of Chantry Close including the gardens, driveways to garages, painting the front of the houses and garden gates

All mains services connected

Parking: Street parking

Garaging: 1x private garage

Broadband: FTTP - Fibre to the property directly

Mobile Phone 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

Highcliffe Town Centre	1.1 miles
Highcliffe Beach	1.0 miles
Avon Beach	2.7 miles
Steamer Point Nature Reserve	1.2 miles
Noisy Lobster Restaurant	2.7 miles
Mudford Quay	2.8 miles
Highcliffe School	1.3 miles
Hinton Admiral Train Station	0.2 miles
Bournemouth Centre	8.6 miles

## 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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