



3 Preston Way

Highcliffe, Christchurch, BH23 4QT

SPENCERS
COASTAL



An exceptionally well presented three double bedroom detached bungalow quietly situated in a pleasant cul-de-sac within easy walking distance of Highcliffe Castle and the beach.

The Property

The interior comprises of a light and spacious entrance hall with doors to a modern cloakroom, coat cupboard and doors to the kitchen and sitting room.

The high quality modern kitchen has been refitted by the current owners to a very high standard. There is a comprehensive range of shaker style storage cupboards and drawers. Integrated appliances include a built-in electric oven, induction hob, extractor over, integrated fridge/freezer and dishwasher. There are extensive work surfaces with a white enamel sink unit and tiled splash backs.

The spacious double aspect sitting/dining room has sliding patio doors leading out to the rear garden and a feature electric LED flame effect fire.



Freehold £635,000







This delightful property, with its charming features and excellent potential, and is a perfect choice for those seeking a serene and spacious home in a desirable location.

The Property Continued...

There are three double bedrooms, two with built-in wardrobes and a stunning fully tiled bathroom that was refitted in 2018 to a very high standard with bath, large shower cubicle and a combination wash basin and WC vanity unit.

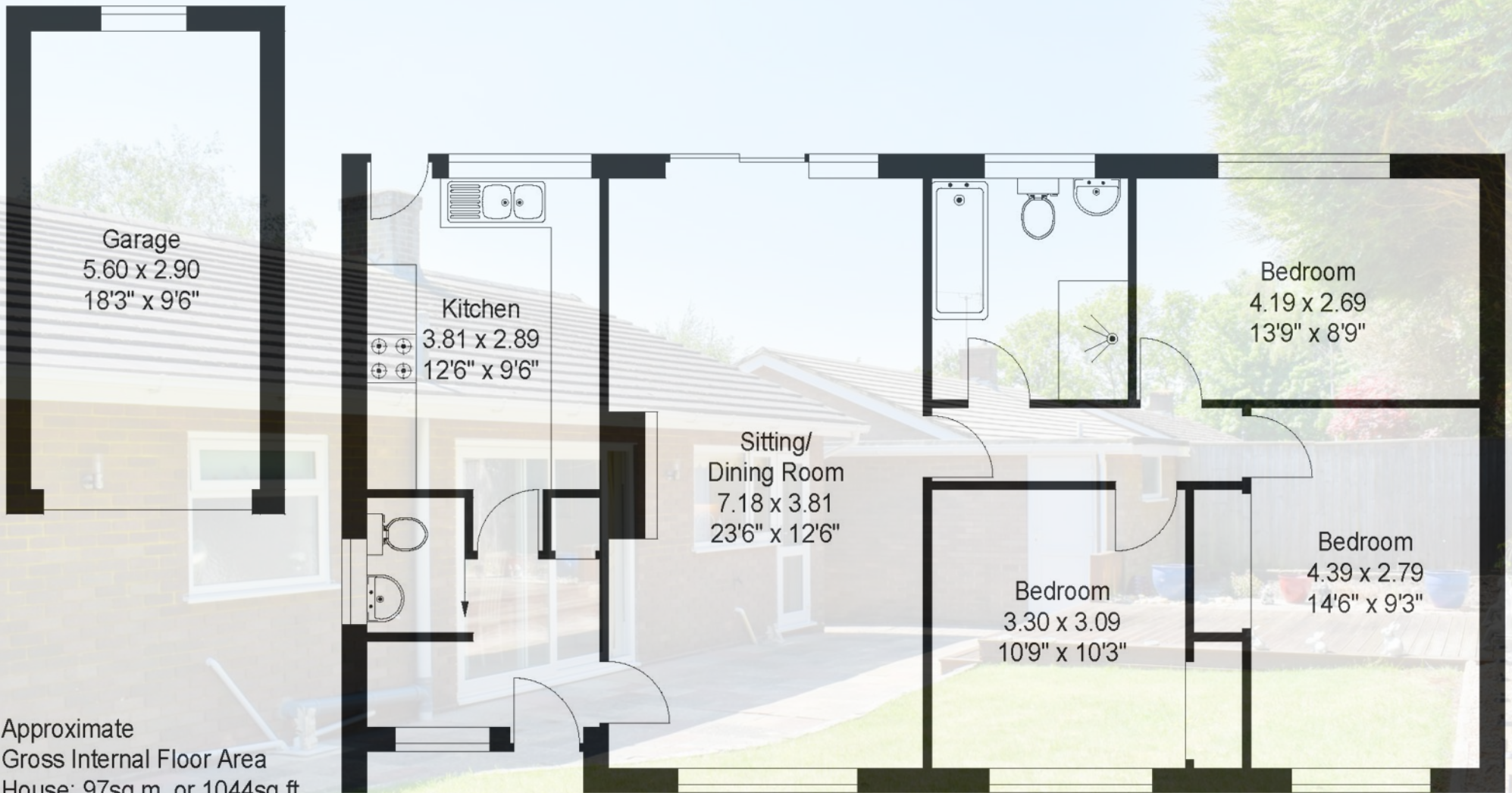


Property Video

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



FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 97sq.m. or 1044sq.ft.
Garage: 16sq.m. or 172sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Set within lovely private south-facing gardens.

Grounds & Gardens

The property is accessible via a paved driveway, which leads to the front entrance and creates a spacious parking area for vehicles. It also provides access to the single vehicle garage.

The rear gardens are a standout feature, providing a charming and private retreat with closed-board fencing, mature shrubbery, and an area of lawn.

A spacious raised decking area enjoys a sunny southerly aspect, perfect for outdoor relaxation and entertaining.

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.

Mainline railway stations are found nearby at Hinton Admiral and New Milton with services to London Waterloo in two hours.





Services

Energy Performance Rating: C Current: 69 Potential: 84

All mains services connected

Council Tax Band: E

Points of Interest

Highcliffe Town Centre	1.2 Miles
Highcliffe Beach	1.7 Miles
Cliffhanger Restaurant	2.3 Miles
Avon Beach	1.7 Miles
The Oaks Restaurant	1.3 Miles
The Noisy Lobster	1.8 Miles
Christchurch Harbour Hotel	2.0 Miles
Mudford Quay	2.1 Miles
Highcliffe School	0.7 Miles
New Forest	5.1 Miles
Bournemouth Airport	10.4 Miles
Bournemouth Centre	9.5 Miles
London (1 hour 45 mins by train)	113.9 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 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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