



2 Stanley Road

Highcliffe, Christchurch, BH23 5HL

SPENCERS
COASTAL





A well-presented two-bedroom semi-detached bungalow conveniently located just moments from the Highcliffe High Street, with plenty of off-road parking, and westerly facing rear garden

The Property

Upon entering, you'll find a secondary glazed door opening into a central entrance hallway, which provides access to most of the accommodation. There are also convenient storage cupboards located off this hallway too.

There is a door from the hallway to the sitting room/lounge, which is a bright and spacious dual-aspect room with an east-facing outlook. The room is centred around a gas fireplace, making it an inviting space to relax and unwind.

The generous master bedroom is located off the hallway and features fitted wardrobes, an additional built-in storage cupboard, and a large UPVC double-glazed window overlooking the front garden.

Bedroom two is also a good-sized double room, complete with a built-in storage cupboard and ample space for additional bedroom furniture. A rear-facing UPVC double-glazed window offers views over the garden.

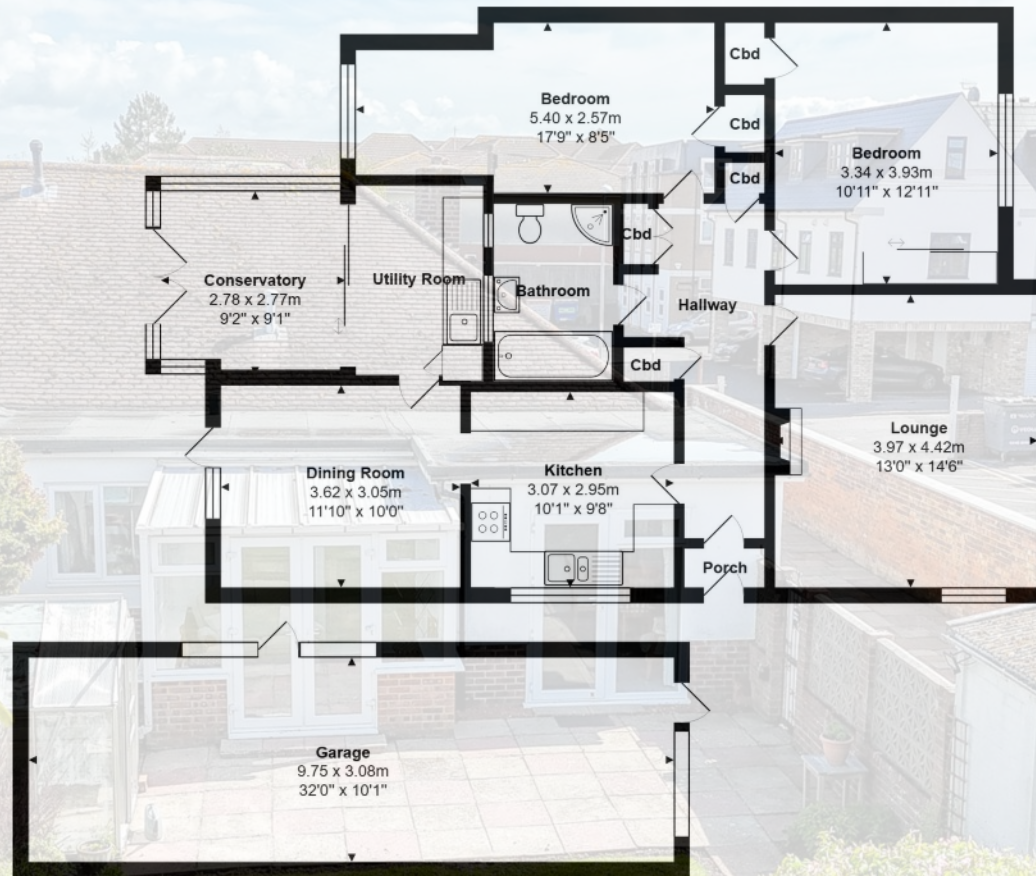
Off the central entrance hallway, there is a glazed door leading you into a galley-style kitchen, fitted with a range of matching wall-mounted and floor-standing cupboards, complemented by worktops that provide ample preparation space. A sink is positioned beneath a side-facing window, and there is an oven and electric hob with extractor over, space for washing machine, and a tall fridge freezer.



£395,000



FLOOR PLAN



Total Area: 129.0 m² ... 1389 ft²

All measurements are approximate and for display purposes only

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.



The Property Continued...

An archway from the kitchen leads into the dining room, which features a floor-to-ceiling window and a UPVC double-glazed door offering fantastic aspect of the west-facing rear garden. This offers multiple uses, but is currently used as a dining space, and creates a perfect setting for family meals, entertaining, or just further living space.

Off the dining room, a glazed door leads to a utility room, offering an additional sink and storage.

From here, a sliding UPVC patio door connects this space to the conservatory, which is a wonderfully light and airy room. With its west-facing aspect and double-glazed windows on all sides, it provides delightful views of the garden. Two further patio doors give direct access to the outdoor space.

The main bathroom is also accessed from the entrance hallway and includes a WC, wash hand basin, low-level panelled bath with shower over, along with a separate corner shower cubicle. The room is fully tiled and benefits from windows that allow natural light in.





Outside

To the front of the property, there is a low-maintenance patio garden enclosed by a wall. The driveway provides ample off-road parking and runs along the left-hand side of the property, leading to a large detached double tandem garage located at the rear of the plot.

The west-facing rear garden can be accessed from either the conservatory or dining room, or side gate. It features a patio area, a well-maintained lawn with mature shrub borders, and a footpath leading to the garages side access.

The garden is enclosed by a wall on the left-hand side, with a pedestrian access gate and outside water tap. A greenhouse sits to one side of the garden. The boundaries are secured by walls and fences.

Additional Information

Energy Performance Rating: C Current: 70 Potential: 84

Council Tax Band: D

Tenure: Freehold

All mains services connected

Broadband: ADSL Copper-based phone landline

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	100 metres
Highcliffe Beach	0.4 miles
Muddeford Quay	3.1 miles
Highcliffe School	1.6 miles
Hinton Admiral Train Station	1.5 miles
Bournemouth Airport	7.6 miles
Bournemouth Centre	9.3 miles
London	2 hours by train



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

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk