



51 Wortley Road

*Highcliffe, Christchurch, BH23 5DR*

SPENCERS  
COASTAL





*A well-appointed three-bedroom detached residence situated in a highly sought-after location, within close proximity to Highcliffe beach and village centre*

## The Property

The entrance porch leads to the hallway, providing access to all ground floor accommodation, a WC, and understairs storage

Continuing to the end of the hallway, an opening reveals the brilliant open-plan kitchen, dining, and family room. This space enjoys a bright and airy triple aspect, with a roof lantern in the living area allowing for plentiful light and bi-fold doors opening onto the rear gardens.

The kitchen area comprises a good range of two-tone gloss and wooden wall, floor, and drawer units, with the peninsula unit creating a useful breakfast bar area. Integral appliances include a four-ring electric hob with an extractor fan over, a single oven, a microwave, and a fridge freezer

From the dining area and hallway, double casement doors open into the generously proportioned living room, which enjoys a double aspect to the front.

**£699,950**



FLOOR PLAN

Ground Floor

Approx. 91.1 sq. metres (980.3 sq. feet)



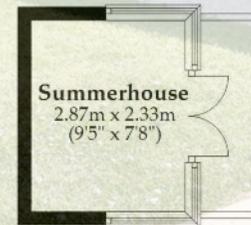
First Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



Outbuilding

Approx. 6.7 sq. metres (71.9 sq. feet)



Total area: approx. 145.7 sq. metres (1567.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





*It has been tastefully extended and modernised by the current owners, creating idyllic open-plan living accommodation, and further benefits from low-maintenance gardens and ample off-road parking*

### The Property Continued...

From the entrance hallway, stairs rise to the first-floor landing, leading to three bedrooms, all of which offer ample space for storage and furniture. These bedrooms are serviced by a three-piece family bathroom, which incorporates a 'P'-shaped bath with a shower attachment over, and is complete with stylish patterned flooring.

The primary bedroom further benefits from built-in storage and a modern three-piece ensuite, comprising a walk-in shower cubicle with a feature tiled wall, a hand wash basin, a WC, and a backlit mirror.



### Property Video

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





## Outside

The property features a block-paved driveway offering ample off-road parking, with double gates leading to the detached garage and rear gardens. Also including a covered car port which wraps around to the rear of the property.

The landscaped rear gardens are a highlight, designed for low maintenance and featuring multiple patio areas that provide several spots for outdoor seating. A pergola adds a charming shaded retreat, while at the garden's end, a fully insulated summer house enhances the outdoor space.

## 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: C Current: 79 Potential: 86

Council Tax Band: E

Tenure: Freehold

All mains services connected

8 solar panels, including battery storage

## Points of Interest

Cliffhanger Restaurant	0.2 Miles
Highcliffe Beach	0.2 Miles
Highcliffe Castle	1.0 Miles
Highcliffe High Street	0.1 Miles
Highcliffe School	1.7 Miles
New Forest	3.0 Miles
Mudford Quay	3.0 Miles
Christchurch Centre & Station	4.0 Miles
Bournemouth Airport	8.3 Miles
Bournemouth Centre	9.3 Miles
Sandbanks	14 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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