



60 Earlsdon Way

Highcliffe, Christchurch, BH23 5TD

SPENCERS
COASTAL





An attractive neo-Georgian style terraced house offering four well-proportioned bedrooms, set within beautifully landscaped, low maintenance south-westerly facing gardens

The Property

A spacious entrance hall welcomes you into the home with a Dijon limestone flagstone floor with underfloor heating that extends through into an enlarged kitchen. There is also a cloakroom with basin and WC.

The living room is bright and inviting, with a generous bay window overlooking the professionally maintained front garden and communal green. A refined carved wooden fireplace, inset with an electric fire with a marble hearth and surround.

From here double casement doors open into the dining room, a comfortable and versatile space, large enough to have easy chairs adjacent to the French doors, leading to the garden. This room is ideal for entertaining or every day living.

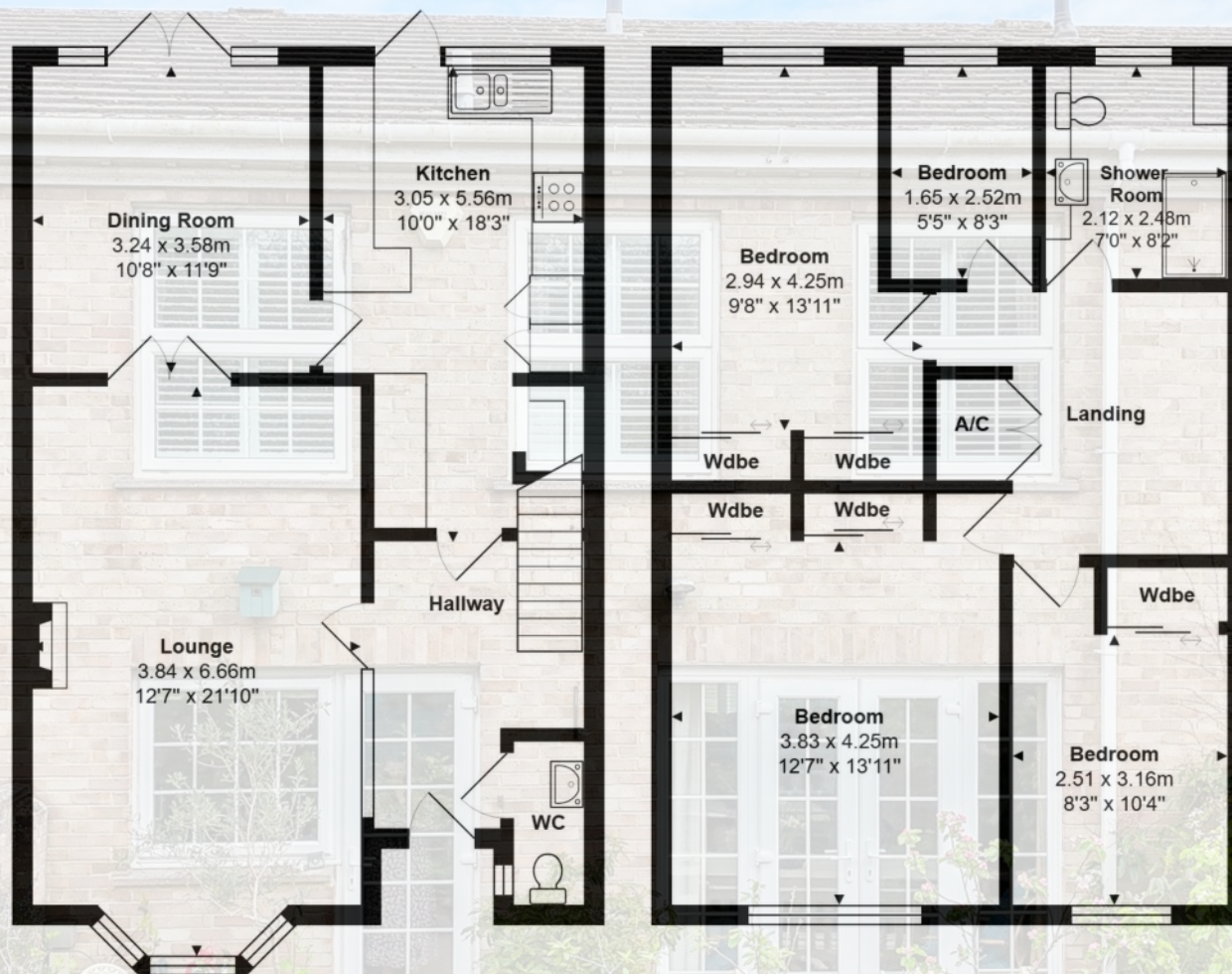
The kitchen is fitted with a comprehensive range of base, wall and deep drawer units. The new configuration has greatly increased storage capacity and included a breakfast bar. There is a new four ring electric hob and also a single oven with grill. Further appliances include a large oven with fan, built-in fridge/freezer, dishwasher and washing machine.



£475,000



FLOOR PLAN



Total Area: 126.3 m² ... 1359 ft²

All measurements are approximate and for display purposes only



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Ideally positioned within easy reach of Highcliffe beach and the village centre, the property also benefits from a single garage located in a nearby block

The Property Continued...

Upstairs, the spacious principal bedroom enjoys a pleasant outlook over the front gardens and benefits from two double fitted wardrobes. There are two further double bedrooms and a comfortable single bedroom. One double bedroom has been fitted out as a fully fitted study or occasional bedroom.

The bedrooms are served by a contemporary family bathroom finished with fully tiled walls and comprising a large walk-in shower, fitted handwash basin and WC.

There are modern American style shutters throughout the property, which is heated by an annually serviced gas boiler.





Outside

The rear garden has been thoughtfully designed for ease of upkeep, offering a generous patio bordered by mature shrubbery and a brick wall, thus creating a private and sheltered setting. There is a rear gate giving access to an area of trees and shrubs alongside the roadside parking. A garage is located in a separate block, which is accessible along a footpath from the front of the property. A further shed for tools is located in the back garden.

The Situation

This property is ideally suited for those searching for a relaxed yet smart lifestyle. Highcliffe offers a street full of independent shops and a foodie reputation, with an annual food festival coupled with an array of beach and cliff top restaurants, all of which are in easy reach.

Highcliffe sits on a high cliff above a beautiful sand and shingle beach. This is easily accessed from the property at Highcliffe Castle, where there is an outstanding view across to the Isle of Wight. Footpaths here lead to the nature reserve, with both a sloping pathway or steps to the beach. Additional leisure facilities include Highcliffe Golf Club and Highcliffe Bowls Club, which are both nearby.

Transport links range between regular bus routes in the direction of both Lymington and Bournemouth; as well as train links at Hinton Admiral Station towards Bournemouth and Weymouth or Southampton and beyond.

Additional Information

Energy Performance Rating: D Current: 68 Potential: 83

Council Tax Band: E

Tenure: Freehold

Maintenance Charge: £600 per annum - to cover the upkeep of the communal areas

All mains services connected

Broadband: Superfast broadband with speeds of 70 Mbps is available (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity



Points Of Interest

The Oaks	0.4 miles
Highcliffe St Mark Primary School	0.5 miles
Highcliffe Castle	0.6 miles
Highcliffe Town Centre	0.6 miles
Hinton Admiral Train Station	0.7 miles
Steamer Point Nature Reserve	0.7 miles
Highcliffe School	0.8 miles
Highcliffe Beach	1.1 miles
Avon Beach	1.5 miles
Noisy Lobster Restaurant	2.4 miles
Christchurch Harbour Hotel & Spa	2.6 miles
Muddeford Quay	2.7 miles
Bournemouth Airport	7.4 miles
Bournemouth Centre	9.8 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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