



124a Smugglers Lane North

Highcliffe, Christchurch, BH23 4NW

SPENCERS
COASTAL





A delightful three-bedroom detached chalet, located in a peaceful residential area, within close proximity to local amenities and the stunning Highcliffe Castle and beach

The Property

Welcoming entrance hallway granting access to all the ground floor accommodation including a convenient WC.

The spacious kitchen/dining room enjoys pleasant views of the rear gardens, comprising a variety of wall, floor and drawer units allowing an abundance of storage. The kitchen benefits from fitted appliances, including a Neff double oven, gas hob with extractor fan above, built-in dishwasher and American style fridge freezer. The utility room benefits additional storage including a large pantry cupboard. A useful internal door leads to the integral garage and a side door provides access to the gardens.

The living room is of generous size, with large windows overlooking the front and allowing lots of natural light, additionally a gas fire features as its centrepiece.

To the rear you will find a large garden room with vaulted ceilings providing access to the rear garden.

The ground floor accommodation is completed by a dining room, currently used as a study, emphasizing its versatility.



£650,000





The Property Continued...

Ascending from the entrance hallway, the stairs lead to the first-floor landing, which grants access to the master bedroom, and the further two bedrooms.

The principal bedroom on this level enjoys a bright and airy aspect, further offering built in storage and benefits a modern ensuite shower room.

The second bedroom also benefits built-in storage and is of good size, the third bedroom, generously sized and enjoys views of the rear gardens.

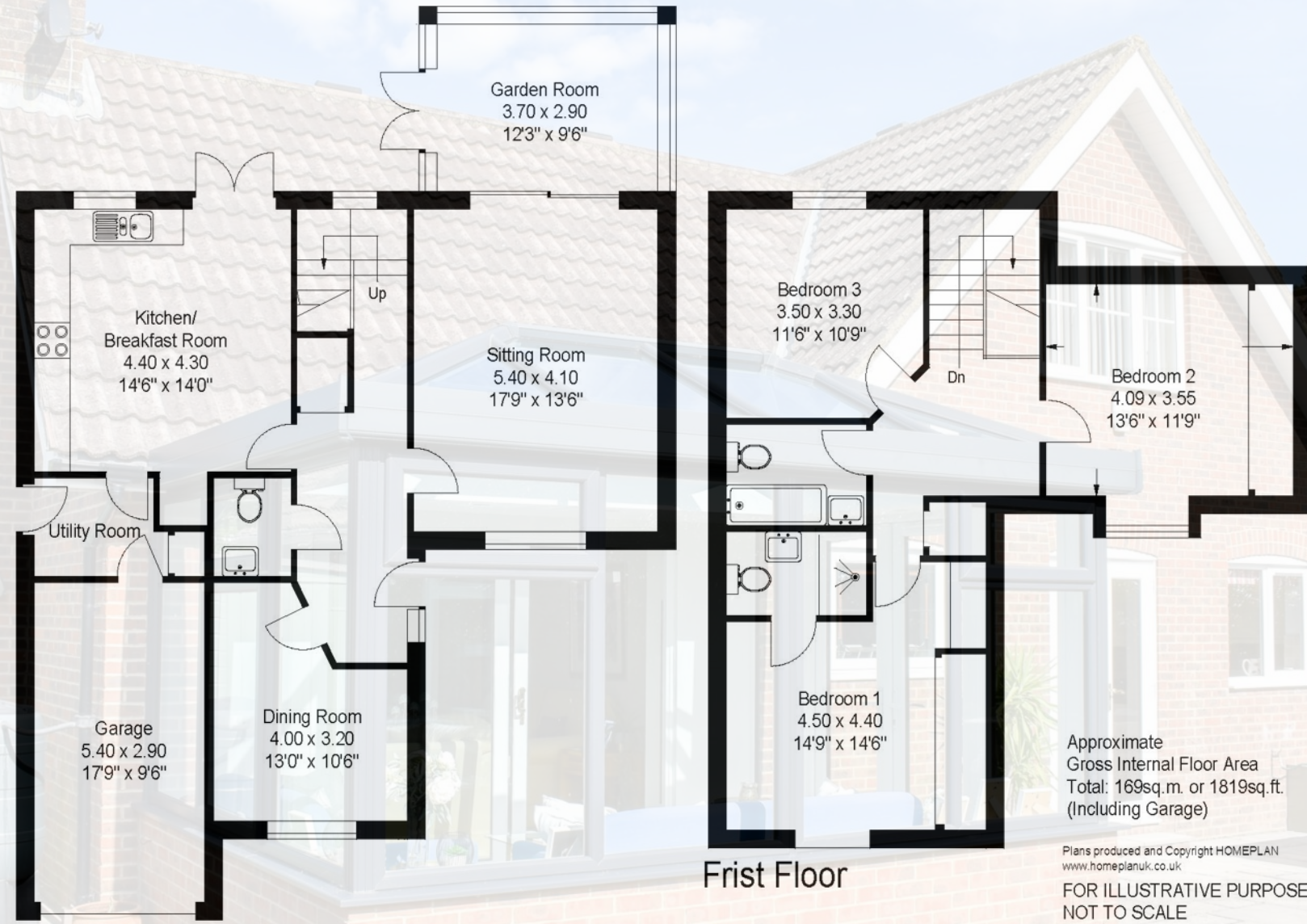
Completing the first floor is a modern three-piece bathroom, comprising a bath with shower attachment, and fitted WC and handwash basin units, finished with modern wall tiling.

Property Video

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



FLOOR PLAN



Ground Floor

First Floor

Approximate
Gross Internal Floor Area
Total: 169sq.m. or 1819sq.ft.
(Including Garage)

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NOT TO SCALE



Outside

The sunny rear garden provides a patio area leading off the garden room and kitchen, allowing plenty of space for entertaining.

The lawn is bordered by mature shrubs and a pleasant summerhouse situated in the corner allows a tranquil space for reading or light relaxation.

Additional Information

Energy Performance Rating: C Current: 70 Potential: 80

Council Tax Band: F

Tenure: Freehold

All mains services connected

Broadband: Ultrafast download speeds up to 1,000 Mbps are available at the property (Ofcom)

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

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 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.

As Highcliffe developed post-war property is mostly mid-century character houses, coastal chalets and high-specification new builds. For families, schools are rated 'good' while local independents, including Durlston Court and Ballard, are judged 'excellent'. Mainline railway stations are found nearby at Hinton Admiral and New Milton with services to London Waterloo in two hours.

Points Of Interest

Highcliffe Town Centre	1.2 miles
Highcliffe Beach	1.0 miles
Avon Beach	1.9 miles
Steamer Point Nature Reserve	1.0 miles
The Oaks Restaurant	0.9 miles
Noisy Lobster Restaurant	2.1 miles
Christchurch Harbour Hotel & Spa	2.3 miles
Mudford Quay	2.4 miles
Highcliffe School	0.5 miles
Hinton Admiral Train Station	0.5 miles
Bournemouth Airport	7.0 miles
Bournemouth Centre	10.3 miles
London	2 hours by train



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

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