



25 Elphinstone Road

Highcliffe, Christchurch, BH23 5LL

SPENCERS
COASTAL





A well-presented four-bedroom detached chalet bungalow, set within delightful, private south-facing gardens framed by a charming, wooded backdrop

The Property

A bright and spacious entrance hallway offers a welcoming introduction to the home, with views through the living room's casement doors leading out to the garden.

The ground floor features two double bedrooms, one of which includes built-in wardrobes and a bay window that overlooks the front gardens.

The bedrooms are served by a modern three-piece shower room, featuring a spacious walk-in shower, a sleek white gloss concealed WC unit, and a hand wash basin, all complemented by stylish feature wall tiles.

To the rear of the property, forming the heart of the home, is an impressive triple-aspect living/dining room. A large feature bay window with full-height, floor-to-ceiling glazing offers expansive views of the surrounding areas. The room also includes a log burner, adding a charming focal point, and French doors that open directly onto the patio.

Adjacent is a well-proportioned kitchen, featuring a good range of white gloss wall, base, and drawer units, complemented by quality stonework surfaces. The kitchen is equipped with an integrated single oven, a four-ring gas hob, and an extractor fan above.

£750,000



1



4



2





Ideally positioned in one of the area's most sought-after locations, it lies within easy reach of Highcliffe town centre (approximately 0.4 miles) and the beach (approximately 0.8 miles)

The Property Continued ...

Stairs from the hallway rise to the first-floor landing, which leads to two bedrooms. The primary bedroom is generously proportioned, offering ample space for storage and furniture, and features bi-folding doors that open onto the rear balcony, providing elevated views across the rear gardens. The bedrooms are serviced by a modern three-piece bathroom, which includes a white panelled freestanding bath with a shower attachment.



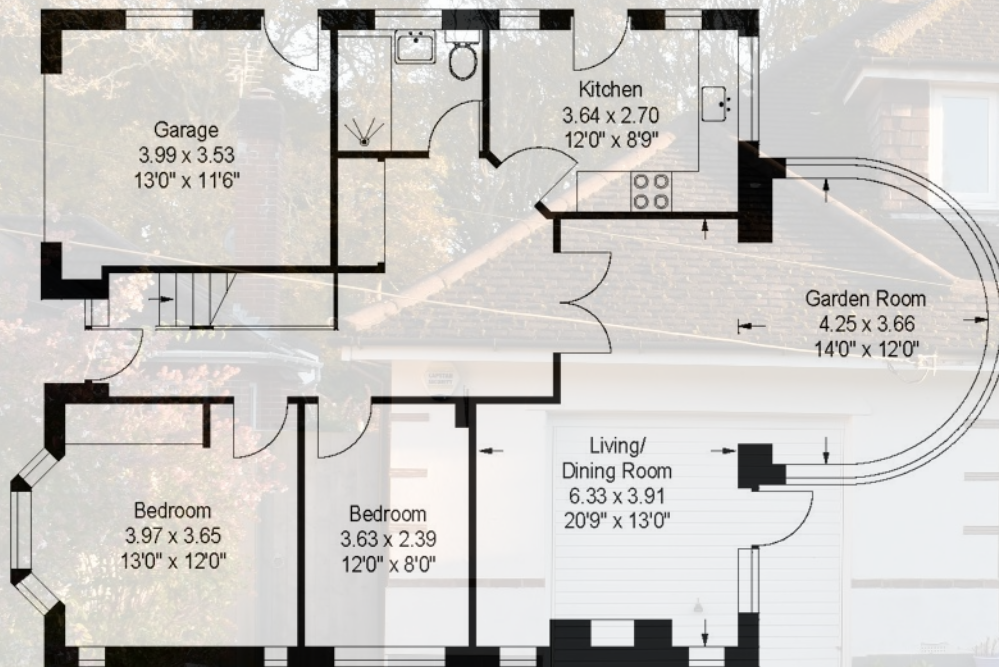
Property Video

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

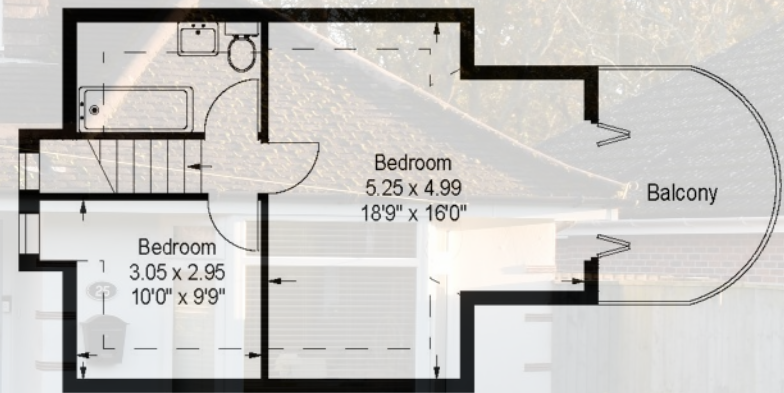








Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 142sq.m. or 1528sq.ft.
(Including Garage & Limited height areas)

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



The property also benefits from a gravel driveway, offering ample off-road parking, as well as an integral single garage

Outside

The gardens are a standout feature of the property, enjoying a delightful southerly aspect and having been beautifully landscaped. They include a large expanse of lawn, complemented by an abundance of mature shrub borders and a wooded backdrop. A wraparound patio extends along the rear of the property, providing an ideal spot for alfresco dining.

Additional Information

Energy Performance Rating: C Current: 72 Potential: 81

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with download speeds of 1,000 Mbps is available at the property (Ofcom)

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







The Local Area

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 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.



Points Of Interest

Highcliffe Town Centre	0.4 Miles
Cliffhanger Restaurant	0.7 Miles
Highcliffe Beach	0.8 Miles
Hinton Admiral Train Station	1.3 Miles
Avon Beach	2.9 Miles
Christchurch Harbour Hotel & Spa	3.4 Miles
Mudford Quay	3.5 Miles
Highcliffe School	1.7 Miles
Bournemouth Centre	10.0 Miles
London (Waterloo)	2 hours 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 or 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:

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

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

www.spencersproperty.co.uk