



23 Shelley Close

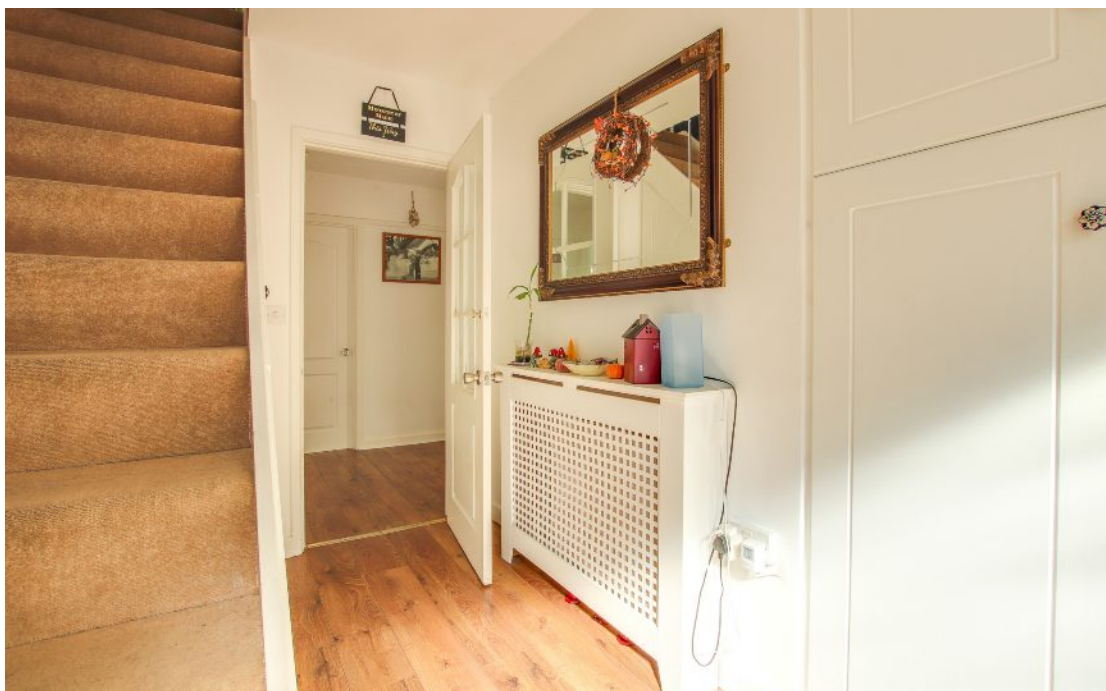
*Highcliffe, Christchurch, BH23 4HW*

SPENCERS  
COASTAL









*This beautifully presented four-bedroom detached chalet-style bungalow offering flexible accommodation is situated on a well-established plot*

## The Property

Upon entering the property through the front door, you are greeted by a spacious entrance hallway, which features a large cloak cupboard and stairs leading to the first floor. This hallway opens into a central area that provides access to all reception rooms, as well as the downstairs bedroom and family bathroom.

The generous living room boasts an exposed red brick corner fireplace with a log burner, and patio doors that overlook and open onto the west-facing rear garden, allowing for plenty of natural light. Adjacent to the living room, the galley kitchen is equipped with a range of matching wall-mounted and floor-standing units, providing space for kitchen appliances, and a back door leading to the rear garden.

On the ground floor, you'll find two double bedrooms, both overlooking the front of the property; one of these could easily serve as an additional reception room. The family bathroom features a bath, wash hand basin, and WC, and is fully tiled with two frosted UPVC double-glazed windows.

**£575,000**



2



3



3









*Further benefits include a west facing rear garden, off-road parking with space for multiple vehicles, a motor home, or boat; as well as being within walking distance of Highcliffe Beach*

### The Property Continued ...

Ascending the stairs to the first floor, you arrive at a landing that grants access to two additional double bedrooms, both generously sized and benefiting from ensuite shower rooms, which include a shower cubicle, wash hand basin, and WC. Each bedroom also features Velux windows, enhancing the space with natural light.

### Property Video

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



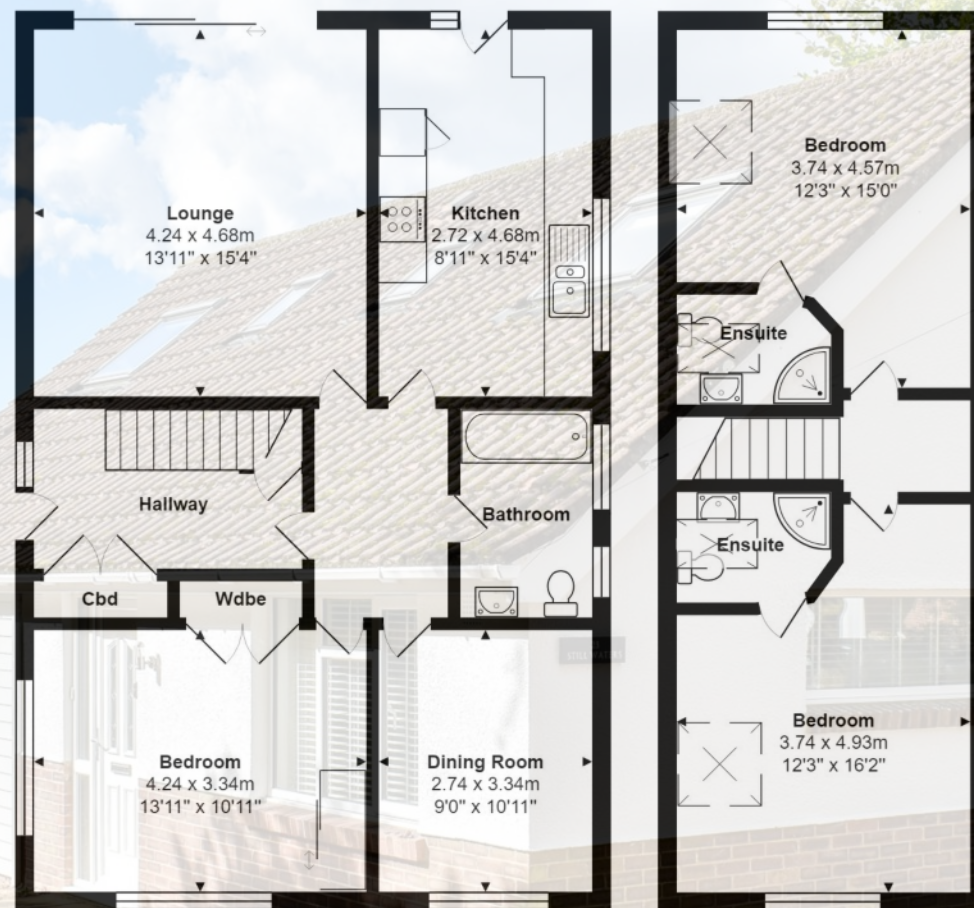












Ground Floor

First Floor



Total Area: 119.5 m<sup>2</sup> ... 1286 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## Outside

At the front of the property, a superb large driveway provides ample parking space and is ideal for storing a motorhome or boat. A secure wooden gate allows access to the rear garden.

The rear garden is predominantly laid to lawn, bordered by fences and hedges for privacy. Facing west, it includes a patio and raised deck area, perfect for outdoor entertaining.

Additionally, there is a single garage situated at the back left side of the plot.

## Services

Energy Performance Rating: C Current: 70 Potential: 82

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: FFTP - Fibre directly to the property

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 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.









## 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, 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

Avon Beach	0.7 miles
Steamer Point Nature Reserve	0.8 miles
The Beach Hut Café	0.8 miles
Noisy Lobster Restaurant	1.3 miles
The Jetty Restaurant	1.4 miles
Christchurch Harbour Hotel & Spa	1.4 miles
Mudford Quay	1.3 miles
Sainsburys Superstore	1.2 miles
Mudford Junior School	1.7 miles
Highcliffe Secondary School	1.6 miles
Hinton Admiral Train Station	1.8 miles
Bournemouth Airport	6.7 miles
Bournemouth Centre	8.2 miles
London	2 hour by train





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

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