



71 Forest Way

Highcliffe, BH23 4PY

SPENCERS
COASTAL





A modern and stylish three-bedroom detached bungalow, ideally located in a highly desirable residential area, positioned in close proximity to Highcliffe Beach and the New Forest National Park. This home has been thoughtfully redesigned and updated by its current owners in recent years.

The Property

A chic wood-framed storm porch provides access to the entrance hallway, where the wooden parquet flooring seamlessly extends throughout the home.

At the front of the property, you'll find a spacious double-aspect living room featuring stylish fitted window shutters and a fireplace with a marble surround, serving as an appealing focal point.

The highlight of this residence is the impeccably designed kitchen/dining/family room, which offers an extensive array of two-tone wall, floor and drawer units with feature worksurfaces and under unit lighting. The addition of the central island unit not only offers extra storage but also doubles as a convenient breakfast bar area.

Appliances includes a double oven Rangemaster with matching extractor fan over and space for fridge freezer

Connecting to the living area, there is a distinctive ceiling lantern that floods the space with natural light and the bi-folding doors leading to the rear of the property allow for a seamless transition to the outdoors. This area also enjoys the advantage of electric underfloor heating.

Offers Over £680,000



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One of the standout features of the property is the fantastic L-shaped kitchen-family room that opens onto a private rear garden. There is ample off-road parking available, along with convenient access to garage storage.

The Property Continued

A delightful primary bedroom suite featuring double wardrobes and French doors that open onto the rear patio. Additionally, it includes a stunning en-suite shower room with an oversized walk-in shower featuring a rainfall shower attachment. There are dual sinks with a backlit mirror above and a low-level flush WC, all complemented by stylish tiled walls.

The property also offers two additional bedrooms. Bedroom three is presently utilised as an extra reception room, while bedroom two provides ample space for bedroom furniture and has access to a generous three-piece en-suite shower room

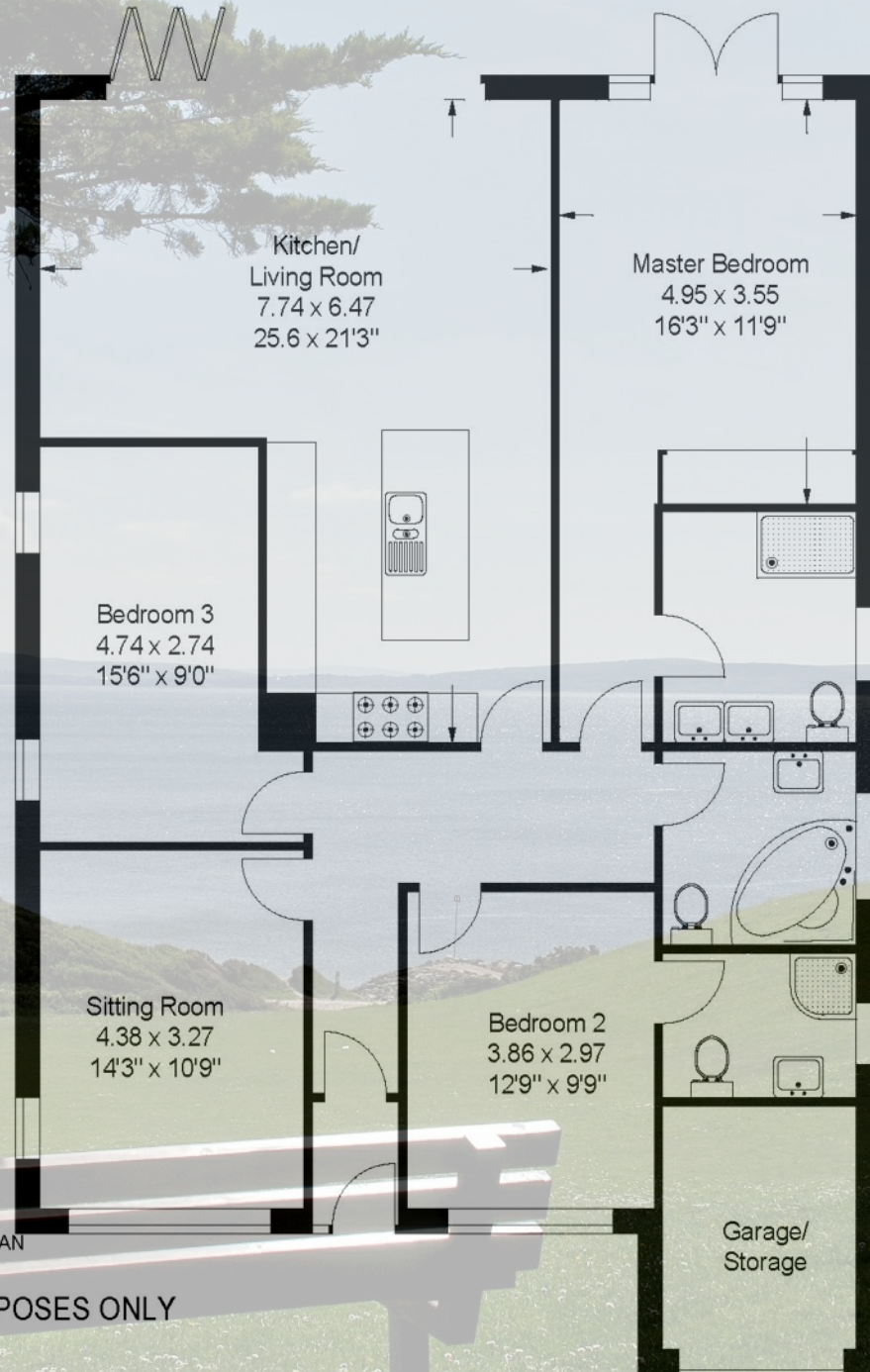
The modern family bathroom features a spacious white corner bath with, a wall-mounted handbasin with convenient vanity storage and a WC, all finished with fully tiled walls.

Outside

Access to the property is granted through a sweeping gravel driveway, which offers ample off-road parking. This driveway leads to the garage storage, which can be easily accessed via an up and over door.

The rear gardens are a notable highlight, predominantly consisting of a well-maintained lawn, enclosed by panelled fencing and mature hedging, ensuring ample privacy. Adjacent to the rear of the property, there's a patio pathway that leads to a spacious composite decking area featuring a charming pond. Additionally, there's a substantial timber shed equipped with power and lighting for added convenience.

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 137sq.m. or 1475sq.ft.
(Including Garage)

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NOT TO SCALE



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.

Property Video

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





Services

Energy Performance Rating: C Current: 71 Potential: 83
All mains services connected

Points Of Interest

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| Highcliffe Town Centre | 1.4 miles |
| Highcliffe Beach | 1.2 mile |
| Avon Beach | 2.0 miles |
| Steamer point Nature Reserve | 2.1 miles |
| The Oaks Restaurant | 1.1 miles |
| Noisy Lobster restaurant | 2.1 miles |
| Christchurch Harbour Hotel & Spa | 2.3 miles |
| Mudford Quay | 2.0 miles |
| Highcliffe School | 0.2 miles |
| Hinton Admiral train station | 1.1 miles |
| Bournemouth Airport | 7.0 miles |
| Bournemouth Centre | 7.7 miles |
| London 2 hours by train | |

Important Notice

Spencers of The New Forest 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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