



11 Latimers Close

*Highcliffe, Christchurch, BH23 5NJ*

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COASTAL







*A truly exceptional three-bedroom semi-detached home, positioned within the highly sought-after and well-established Neo Georgian development in Highcliffe*

## The Property

Upon entering through the wide traditional front door, you are welcomed into a spacious and inviting entrance hallway, which provides access to the downstairs accommodation and a staircase leading to the first floor. To the left, a door opens into the bay-fronted lounge, a beautifully presented living room filled with natural light. This room has been tastefully redecorated, with new carpets underfoot and a calm, neutral colour palette that enhances the sense of space and comfort.

From the lounge, double doors and a further single door from the entrance hallway leads into the stunning kitchen, dining, and family living space—an expansive open-plan area is situated off the rear of the property that truly forms the heart of the home. This space flows effortlessly into a high-quality Orangery extension, offering additional living space ideal for entertaining, relaxing, or family gatherings. The kitchen itself is finished to an exceptional standard, with a range of contemporary floor-standing and wall-mounted units, premium quartz worktops, and a full suite of integrated Neff appliances including a double oven and induction hob. The sink is inset within the quartz surface and part of a bespoke Howdens kitchen design.

The flooring throughout this area is luxury Karndean, laid seamlessly through the kitchen and into the Orangery extension, which features a warm roof with a central roof lantern that fills the room with natural light. Bi-fold doors open from here out into the rear garden, creating a seamless connection between indoor and outdoor living.

Back towards the hallway, there is a separate downstairs WC with a modern wash hand basin, offering practical convenience for guests.

**£565,000**



2



3



1



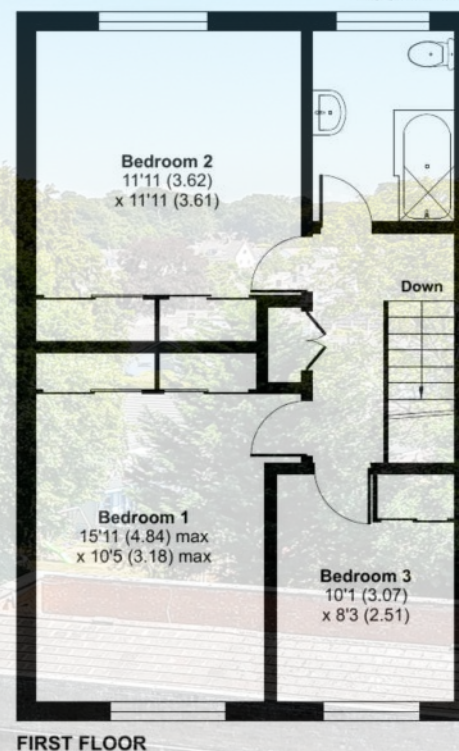
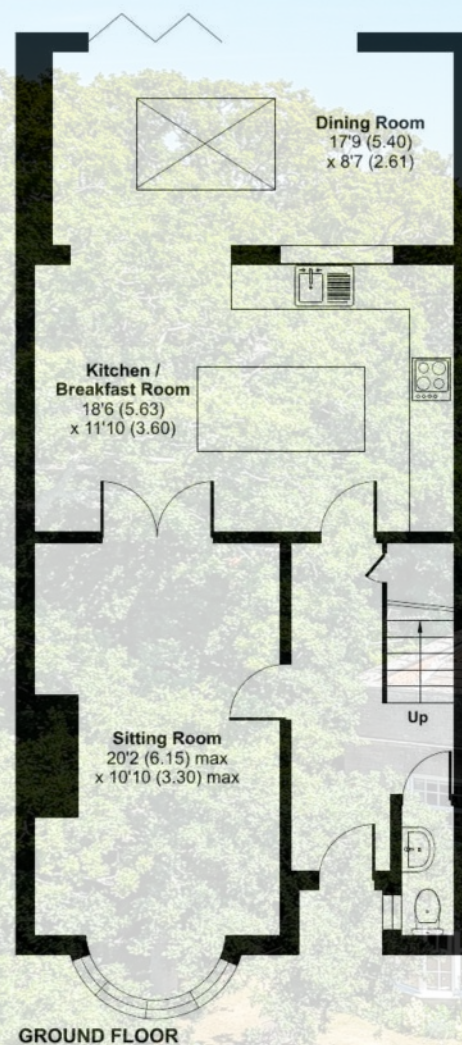




# Latimers Close, Highcliffe, Christchurch, BH23

Approximate Area = 1267 sq ft / 117.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Spencers of the New Forest Ltd. REF: 1324429

## 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.





*Having undergone a full and luxurious refurbishment, as well as a thoughtfully designed extension, this home offers the rare opportunity to enjoy all the benefits of a brand-new property within a mature and desirable setting*

### **The Property Continued ...**

Ascending the staircase to the first floor, you arrive at a light and airy landing which provides access to three bedrooms and the family bathroom. The principal bedroom is positioned at the front of the property and offers a generous double space, stylishly finished and ready for furniture. The second bedroom, also a well-proportioned double, is located at the rear and enjoys views over the garden. The third bedroom, situated at the front, is a comfortable single or ideal as a home office or nursery.

The family bathroom has been luxuriously fitted with a modern white suite, including a bath with shower over, wash hand basin and WC, all finished with full-height porcelain tiling to the walls and floors - offering a sleek, contemporary look and easy maintenance.

### **Agents Note**

The property has been comprehensively upgraded throughout, including a brand-new boiler and radiators, full redecoration, new solid-core internal doors, re-skimmed ceilings, and extensive plastering (approximately 80% of all walls). The electrics have been professionally updated, with new sockets and fittings installed throughout.

This is a rare opportunity to acquire a fully refurbished and extended family home, finished to the highest standard, in one of the area's most desirable modern developments.







*Every element has been meticulously updated, combining quality craftsmanship with elegant design, creating a home that is ready to move straight into - offered with no forward chain*

## Outside

The property enjoys an enviable position set back from the road and overlooking beautifully maintained communal green spaces. A level footpath leads to the front door, while to the side, a private path provides gated access into the secure, east-facing rear garden. A separate garage is located nearby in a well-kept block.

This outdoor space is fully enclosed by a walled garden, offering peace, privacy, and a tranquil environment perfect for relaxing or entertaining. The area is set to be turfed in the coming weeks. There is also access to the rear garden via bi-folds doors from the kitchen and Orangery area.

## Additional Information

Energy Performance Rating: C Current: 72 Potential: 80

Council Tax Band: D

Tenure: Freehold

Management Fees: £645 per annum which covers maintenance of gardens and communal areas. Also covering the re-painting of the front doors, balcony railings, side gates and garage doors every few years.

All mains services are connected to the property

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

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





## The Local Area

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.

Highcliffe on Sea (or simply Highcliffe) sits on a high bluff above a beautiful stretch of sand and shingle beach. 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.

## Points Of Interest

Hinton Admiral Train Station	0.2 miles
Highcliffe Beach	1.0 miles
Highcliffe Town Centre	1.1 miles
Steamer Point Nature Reserve	1.2 miles
Highcliffe School	1.3 miles
Avon Beach	2.7 miles
Noisy Lobster Restaurant	2.7 miles
Mudford Quay	2.8 miles
Bournemouth Centre	8.6 miles





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

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