



15 Pine Crescent

Highcliffe, Christchurch, BH23 4LH

SPENCERS
COASTAL





No Forward Chain - A charming three-bedroom semi-detached house is ideally located just a 5-minute stroll from Highcliffe Beach and the High Street

The Property

A covered storm porch provides shelter as you step up to the front door. Upon entering, you are greeted by a spacious and welcoming hallway. The hallway features a handy corner storage cupboard—perfect for coats and shoes—and provides access to the kitchen, living/dining room, and stairs leading to the first floor.

The living/dining area is a beautifully balanced space, with a large window overlooking the front of the property. The central feature of the sitting room is a chimney breast, adding character to the room. The space is cleverly divided, with one half used as a comfortable sitting area, and the other currently set up as a dining space. Both areas offer plenty of room for various furniture arrangements. Glazed double doors lead to a bright and airy conservatory, which offers a north-facing view over the rear garden. Surrounded by double-glazed windows, the conservatory serves as an excellent additional living space, perfect for relaxing or entertaining, with direct access to the garden.

The kitchen is located off the entrance hallway and is equipped with a range of matching gloss wall and base units, complemented by sleek work surfaces. It also offers space for essential kitchen appliances, with a double-glazed window overlooking the garden. The kitchen leads to a practical utility room, featuring additional fitted storage units, plumbing for a washing machine, and a door to the rear garden. A convenient downstairs WC, with a wash hand basin, is also accessible from this room.

OIEO £475,000



2



3



1



Offering off-road parking, established gardens, and generous living space, this property combines convenience with a relaxed, coastal lifestyle. Whether you're seeking a family home or a weekend retreat, this property is a must-see

The Property Continued ...

Upstairs, the first-floor landing is bright and open, thanks to a window that allows natural light to flood the space. The landing provides access to all three bedrooms and the family bathroom, as well as a loft hatch to the loft space.

Bedroom one is a generously sized double, with built in wardrobes, a southerly aspect and a window overlooking the front of the property. The second bedroom, also a good-sized double, faces the rear of the property and also enjoys built in wardrobes as well as a peaceful view over the garden. The third bedroom is a single room with a built-in storage cupboard and a window overlooking the front of the house.

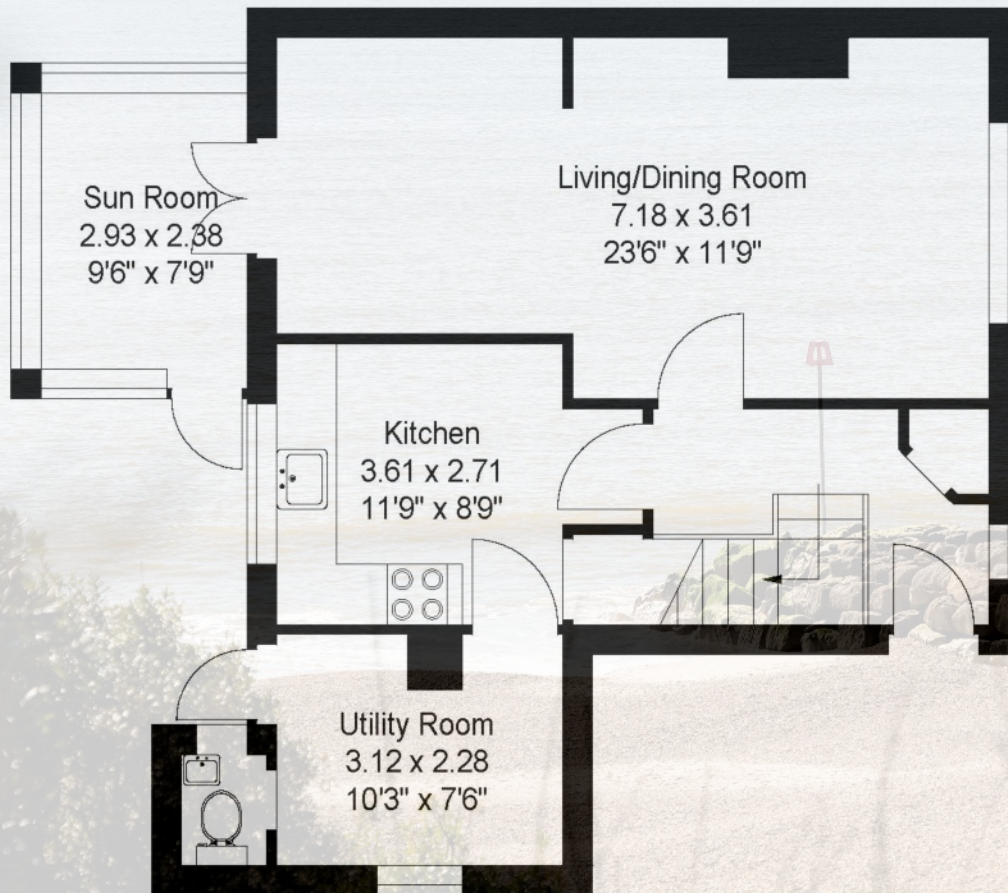
The family bathroom is equipped with a modern three-piece suite, comprising a WC, wash hand basin, and a bath with a mixer tap and showerhead attachment.



Property Video

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





Approximate
 Gross Internal Floor Area
 Total: 96 sq.m. or 1033sq.ft.

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 NOT TO SCALE**



Outside

To the front of the property, the well-maintained garden is laid to lawn and surrounded by a low brick wall, mature shrubs, and a hedge, providing privacy and curb appeal.

A gate at the side of the property leads to a side garden area, also laid to lawn, with space for a washing line and compost bins. The rear garden faces north and is divided into several sections, each offering its own potential. From the conservatory and utility room, a concrete path leads you down the centre of the garden, making it easy to navigate. Alongside the utility room, you'll find secure, brick-built storage rooms, perfect for tools or outdoor equipment. The garden also features areas of lawn, along with various flower and vegetation beds—ideal for any green-fingered enthusiast. At the far end of the garden, there is a garden shed and a greenhouse, offering additional storage and space for gardening projects.

Services

Energy Performance Rating: C Current: 71 Potential: 85

Council Tax Band: D

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is 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 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.

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	0.6 miles
Highcliffe Beach	1.2 miles
Avon Beach	1.9 miles
Highcliffe Golf Club	0.2 miles
Noisy Lobster Restaurant	2.2 miles
Chewton Glen Hotel & Spa	1.9 miles
Mudford Quay	2.4 miles
Hinton Admiral Train Station	1.1 miles
Bournemouth Airport	7.0 miles
London	2 hours 24 mins by train



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

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