



39



39 Oakwood Road

Highcliffe, Christchurch, BH23 5NY

SPENCERS
COASTAL



A beautifully appointed Neo-Georgian, three-bedroom end-of-terrace residence set within manicured communal grounds and tastefully modernised in recent years

The Property

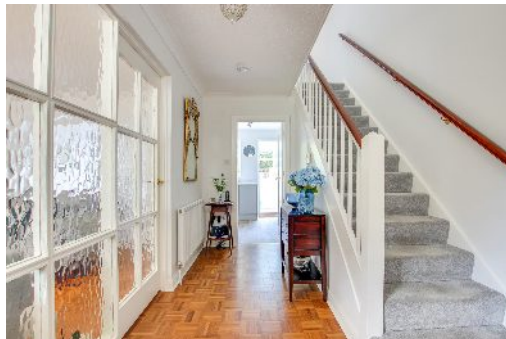
An attractive storm porch opens into the entrance hallway, featuring obscure glass windows that connect to the living area, allowing an abundance of natural light. The hallway provides access to the ground floor accommodation, under-stairs storage, and a WC.

Overlooking the front aspect, the well-proportioned living room features attractive six finger Parquet hard wood flooring throughout and an electric fire that serves as a charming focal point.

The living room opens into the dining area, which offers ample space for furniture and features French doors that lead out to the rear garden.

Adjacent is a modern kitchen featuring a range of handleless floor, wall, and drawer units with laminate work surfaces, incorporating a range of integrated Zanussi appliances, fridge/freezer and a four-ring gas hob with extractor fan, double oven as well as a Vaillant Eco-Tec gas boiler.

The kitchen leads to a rear porch and utility room with space and plumbing for a washing machine and further appliance.



£437,000







Ideally situated just 1 mile from Highcliffe beach and town centre, the property also offers a low-maintenance garden, communal parking, and a garage within a nearby block

The Property Continued...

From the entrance hallway, stairs lead to the first-floor landing, which provides access to the airing cupboard and loft. The landing gives way to three bedrooms, all with built-in storage, two of which are generously sized doubles.

The bedrooms are served by a modern four-piece family bathroom, which includes a corner shower cubicle with an overhead rainfall shower and a separate white panelled bath. The bathroom is elegantly finished with fully tiled floors and walls.

Property Video

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



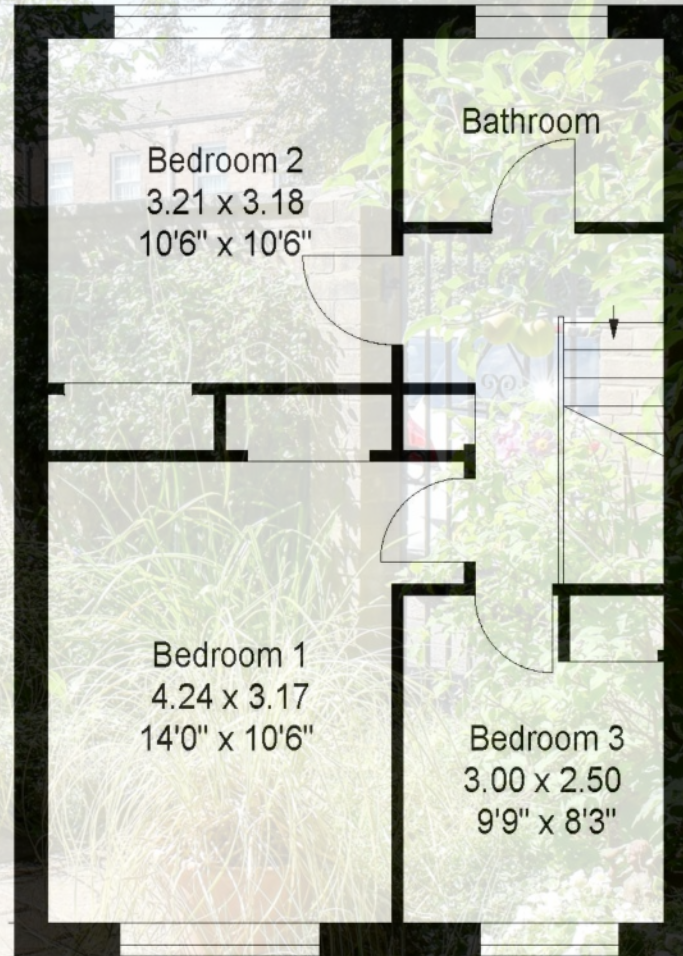
FLOOR PLAN



Ground Floor

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



First Floor



Grounds & Gardens

The rear garden is designed for ease of maintenance, featuring a large walled garden bordered by mature shrubbery that ensures a high level of privacy. The property also benefits from a single garage in a block.

The Situation

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.



Additional Information

Energy Performance Rating: D Current: 58 Potential: 82

Council Tax Band: D

Tenure: Freehold

Management Fees: £620 per annum which covers maintenance of gardens and communal areas

All mains services connected

Broadband: ADSL Copper-based

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



Points Of Interest

Highcliffe Town Centre	1.1 miles
Highcliffe Beach	1.0 miles
Avon Beach	2.7 miles
Steamer Point Nature Reserve	1.2 miles
Highcliffe Castle	0.9 miles
The Oaks	0.8 miles
Noisy Lobster Restaurant	2.7 miles
Christchurch Harbour Hotel & Spa	2.9 miles
Mudford Quay	2.8 miles
Highcliffe School	1.3 miles
Hinton Admiral Train Station	0.2 miles
Bournemouth Airport	7.1 miles
Bournemouth Centre	8.6 miles

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 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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