



Cliff House

Rothesay Drive, Highcliffe, Christchurch, BH23 4LE

SPENCERS
COASTAL





CLIFF HOUSE

HIGHCLIFFE • DORSET

Cliff House occupies arguably an unrivalled position, enjoying uninterrupted sea views from Hurst Castle and The Needles to Hengistbury Head.

Ground Floor

Kitchen • Dining Room • Living Room

Sitting Room • Utility Room • Two Bedrooms • Bathroom

First Floor

Two Further Bedrooms • Balcony • Bathroom

£2,750,000





The Property

The accommodation is arranged over two floors and offers 2162 sq ft of well presented accommodation with all principle rooms enjoying the panoramic sea views.

On the ground floor the main living/dining room is located at the rear of the property enjoying the view, fully glazed on the south and easterly elevations with patio doors and bi-folding doors to maximize the views from this room. The kitchen adjoins this space and in turn leads through to a utility room and beyond to a sitting room, bedrooms three and four and a ground floor shower room.

The first floor comprises a spectacular master bedroom which benefits from the finest

panoramic sea views and a large south facing balcony. Bedroom two and a family bathroom complete the accommodation.

Internally the property is flooded with natural light. The rooms are well proportioned and the versatile configuration works and flows effortlessly. Alternatively, a buyer could remodel Cliff House to create an architecturally modern home on a truly unique plot.





FLOOR PLAN



Cliff House, Rothesay Drive, Christchurch BH23 4LE

TOTAL APPROX. FLOOR AREA 2,162 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





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The property boasts private, south facing gardens and direct access via a private pathway to the beach below.

Grounds & Gardens

The property is the house. To the far side of the garden a shingle no through road leading to wrought iron gates and in turn to a shared driveway and separate private driveway. To the front there is a small area of lawned garden and a pathway to the front door. To the rear is a private lawned garden with a paved terrace immediately adjacent to

the house. To the far side of the garden a pathway leads via a private gate to the beach path. Adjacent to this is a large cabin, ideal for the storage of garden equipment, furniture and water sports items.



The Situation

This location is well known for its natural beauty and sandy beaches. Highcliffe also has a variety of restaurants, cafes, bars, and a range of boutique shops. The beautiful grounds and 'Romantic and Picturesque' architecture of the Highcliffe Castle can be enjoyed at ease being only 160 metres away (approximately). The property adjoins Steamer Point, a 24 acre cliff top designated local nature reserve (LNR) that is situated between Highcliffe Castle and Friar's Cliff on the Christchurch coastline. The local area benefits from many different recreational facilities like sailing, windsurfing, paddle boarding and Mudeford is also home to a number of dinghy championships with Mudeford Quay being approximately 2.7 miles away with several places to eat and drink, as well as areas to enjoy a picnic, a children's play area and an ideal spot for crabbing on the quayside. You can also catch the ferry across to the popular Mudeford Sandbank with golden sandy beaches, a beachside cafe and links to the Hengistbury Head nature reserve. The property is also located approximately 2.3 miles from the New Forest National Park offering beautiful open countryside with walking, riding and cycling activities. The historical town of Christchurch is extremely popular with locals and visitors alike. The town centre has many restaurants, cafes, a Waitrose and an M&S as well as a good selection of other food retailers, weekly market and boutique shops, as well as access to the Priory Quarter. Christchurch Quay also hosts local events and activities in and around the Bandstand and Place Mill.



Services

All mains services connected
Energy Performance Rating: D Current: 67 Potential: 78
Council Tax Band: TBC

Directions

From our office in Lymington High Street, turn right and proceed to the one way system. Upon entering the one way system keep left, signposted to Christchurch and proceed to the roundabout, go straight over the roundabout and continue on this road (A337). Follow the A337 to Highcliffe town, and proceed through the village continuing to head to Christchurch. After around a mile turn left into Rothesay Drive, the entrance to Highcliffe Castle. Turn left and continue along Rothesay to the end of the close where there is a gravel track on the right. Turn down this track and at the very end you will find a sign to Cliff House on your left.

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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