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COASTAL
For Sale
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STUNNING
REFURBISHED
HOUSE



Chartwell

10A Gordon Road, Highcliffe, BH23 5HN

SPENCERS
COASTAL





Offered with vacant possession: an exceptional opportunity to acquire a fully refurbished and modernised detached house with a low-maintenance west-facing garden, located in the heart of Highcliffe town centre, only moments away from the Clifftop and beach (0.3 miles).

The Property

Modern kitchen/breakfast room with large tiled flooring throughout, featuring a pantry allowing plenty of storage, along with a diverse range of wall, floor, and drawer units complemented by stone-effect work surfaces. The space is enhanced with under-unit lighting and offers convenient access to the rear garden through the rear doors.

Integral appliances include a fridge/freezer, double oven, a five-ring halogen hob with an extractor fan overhead, and a washing machine.

The separate living room offers a bright and airy double aspect, featuring an inbuilt flame effect electric fire that serves as an attractive focal point. Sliding doors open into the rear conservatory, seamlessly extending the living space.

The generously proportioned conservatory offers ample space for dining and living furniture, benefiting from a radiator. French doors open onto the rear decking, enhancing the indoor-outdoor flow of the space.

Ground floor three-piece shower room featuring a walk-in shower cubicle complete with stylish feature wall tiles.

£629,500





This property features generously sized living accommodation, two double bedrooms with quality fixtures and fittings throughout. Additionally, it provides ample off-road parking and a single garage.

The Property Continued

From the hallway, stairs lead to the first-floor landing, providing access to the accommodation and currently serving as a useful office area.

Additionally, there is access to the eaves storage, maximizing practicality and storage options.

Two generously sized double bedrooms, both of which enjoy a back-to-front double aspect, with plentiful space for bedroom storage.

Serviced by a fully tiled modern family bathroom, featuring a panelled bath with a rainfall shower attachment overhead, WC, hand basin with storage underneath, and an airing cupboard.

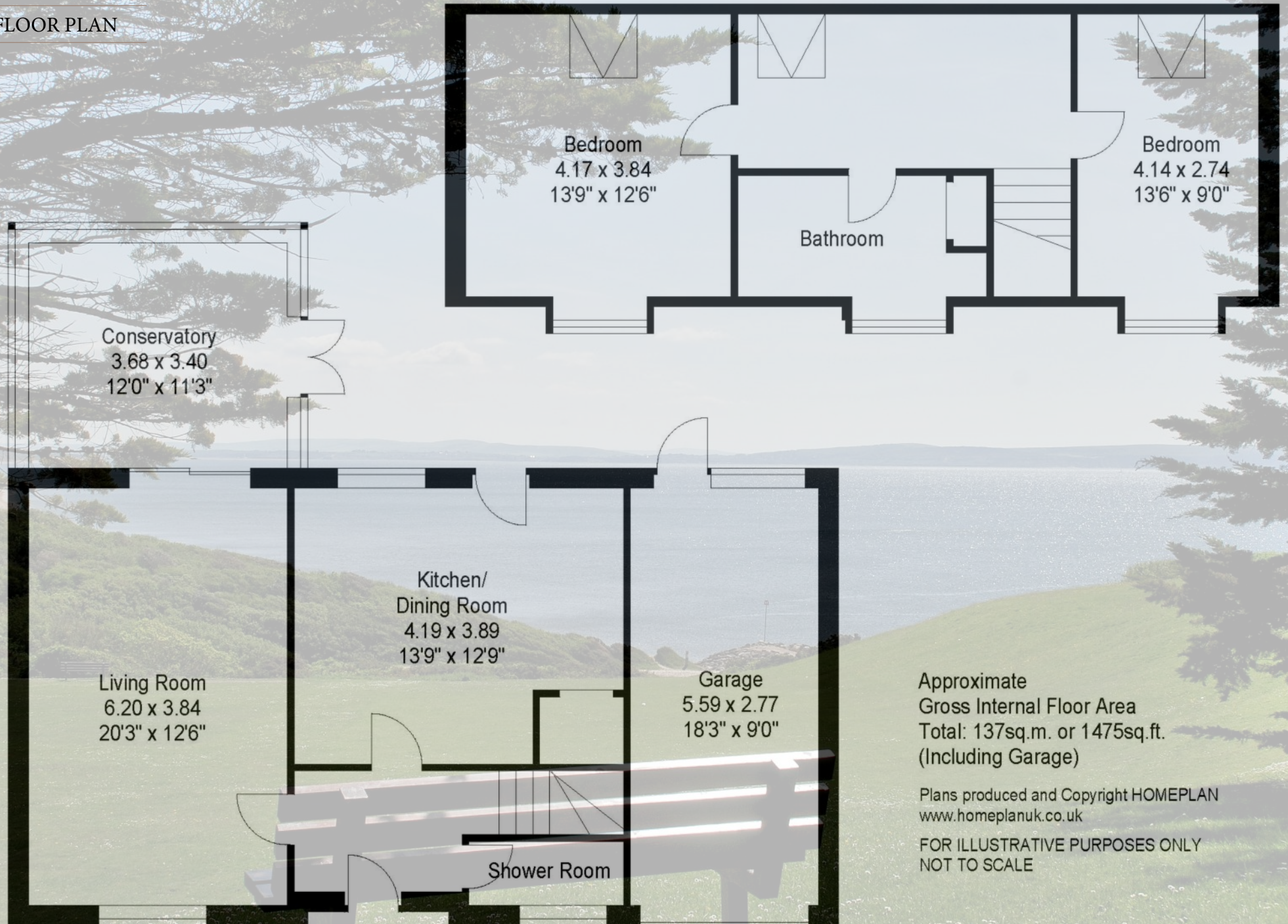
Outside

The property is accessed via a block-paved driveway leading to the single garage and offering abundant off-road parking for several vehicles.

A side access gate leads to the rear gardens, enclosed with closed-board fencing to ensure privacy.

The spacious decking area, adjacent to the conservatory and kitchen, enjoys a westerly aspect, creating an ideal space for al-fresco dining.

FLOOR PLAN



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

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FOR ILLUSTRATIVE PURPOSES ONLY
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: D Current: 66 Potential: 81

All mains services connected

Gas central heating throughout

Points Of Interest

Highcliffe Town Centre	0.0 miles
Highcliffe Beach	0.3 miles
Cliffhanger Restaurant	0.3 miles
Avon Beach	2.3 miles
The Oaks Restaurant	0.6 miles
Noisy Lobster restaurant	2.7 miles
Christchurch Harbour Hotel & Spa	3.0 miles
Mudford Quay	2.3 miles
Highcliffe School	1.7 miles
Hinton Admiral train station	1.0 miles
Bournemouth Airport	7.8 miles
Bournemouth Centre	9.0 miles

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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