



Bay Croft

12 Roeshot Crescent, Highcliffe, Christchurch, BH23 4QH

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COASTAL





*Bay Croft is an impressive five-bedroom detached chalet-style property, offering flexible accommodation across two floors*

## The Property

As you enter through the front door, you're greeted by a striking vaulted ceiling and a welcoming entrance hallway, complete with stairs leading to the first floor and a gallery-style landing. All downstairs rooms are accessible from this central area, which is spacious and offers useful storage cupboards.

To the right, you'll find the L-shaped living lounge and dining room, featuring parquet flooring, a fireplace, and a large window that overlooks the front of the property. Towards the rear, there is ample space for additional living or dining furniture, complemented by two large windows to the side and another window overlooking the rear garden. This area leads into the kitchen, which can also be accessed directly from the entrance hallway.

Centrally located at the back of the property, the kitchen boasts a range of wall-mounted and floor-standing units, an island, and surrounding worktops. From the kitchen, a door opens into the conservatory, and two sliding doors as well as a separate side door provide access to the rear garden.

The entrance hallway also leads to two downstairs double bedrooms. One bedroom faces the front, while the other overlooks the rear of the property.

Conveniently located between these rooms is a bathroom, which includes a shower cubicle, washbasin, WC, and a frosted window. There is also a separate WC for added convenience.

**£725,000**







*While the interior could benefit from modernization, it presents great potential for improvement*

## The Property Continued ...

Upstairs, you'll find three bedrooms. Two generously sized double bedrooms are located at opposite ends of the property, both featuring skylight windows and eave storage. The third bedroom is situated in the middle, also accessible from the first-floor galley landing, and includes another skylight window.

## Property Video

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

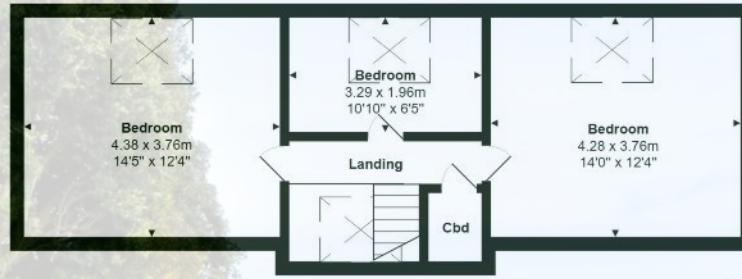


## Important Information

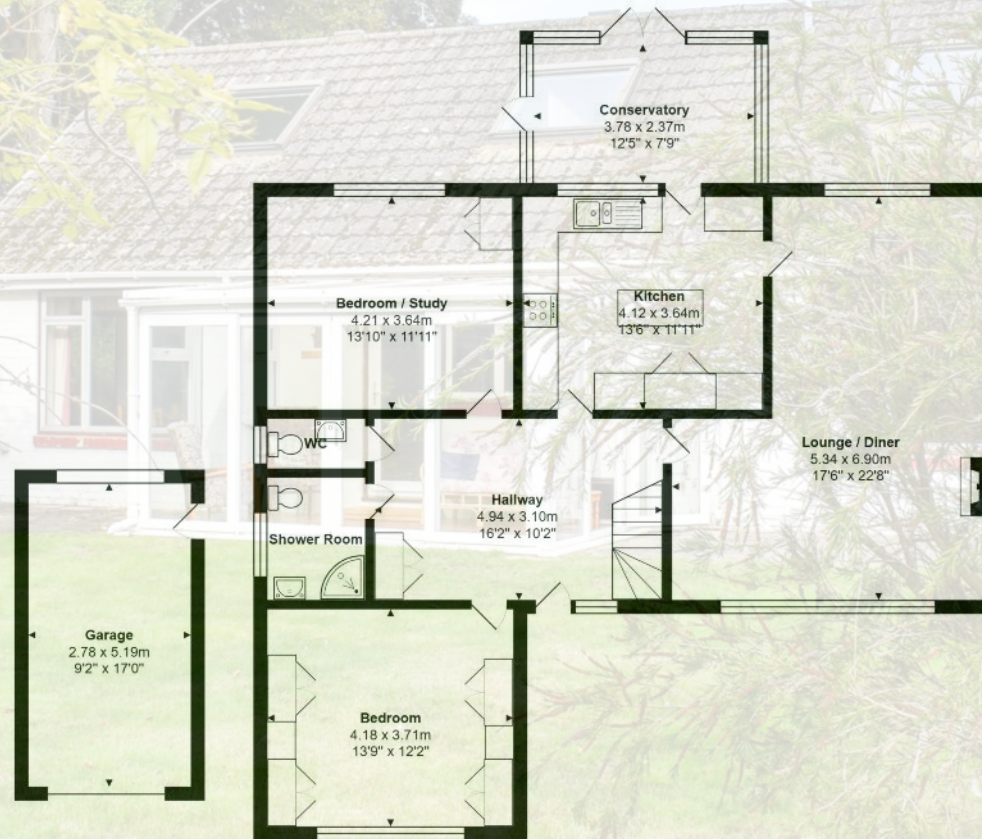
Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption 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.







First Floor



Ground Floor



Total Area: 172.7 m<sup>2</sup> ... 1859 ft<sup>2</sup>

All measurements are approximate and for display purposes only





*Set on a superb plot at the end of a quiet close, the property features off-road parking, a low-maintenance front garden, a single garage with an electric door, and a secluded south west facing garden*

## Outside

Nestled on one of the most desirable plots along the road, this charming chalet bungalow is positioned towards the front of the lot while still providing ample off-road parking. A tarmac driveway leads to the single garage, complemented by a low-maintenance front garden.

A pedestrian gate grants access to the rear garden, which faces southwest and features a spacious lawn, bordered by shrub beds, fencing, and hedges.

## Services

Energy Performance Rating: D Current: 63 Potential: 78

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: ADSL Copper-based phone landline

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





## 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. 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 2 hours.

## Points Of Interest

Highcliffe Town Centre	1.4 miles
Highcliffe Beach	1.2 miles
Avon Beach	2.0 miles
Steamer Point Nature Reserve	2.1 miles
The Oaks Restaurant	1.1 miles
Noisy Lobster Restaurant	2.1 miles
Mudford Quay	2.0 miles
Highcliffe School	0.2 miles
Hinton Admiral Train Station	1.1 miles
Bournemouth Airport	7.0 miles
London	2 hours by train



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

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