



66 Smugglers Lane North

Highcliffe, BH23 4NL

SPENCERS
COASTAL





A well-presented two-bedroom detached bungalow, ideally situated on a sought-after road and occupying a generous plot, offering ample off-road parking.

The Property

The property is approached via a tarmac driveway, leading to the front door which opens into a useful entrance porch, ideal for coats and shoes. A further door leads into the central hallway, from which the majority of the accommodation is accessed.

As the hallway goes round you enter into a spacious and versatile living/dining room, thoughtfully arranged with an archway separating the dining area from a cosy lounge.

The lounge benefits from a dual aspect, with windows to the side and rear, and is centred around an attractive fireplace. From here, a door leads into a bright conservatory which overlooks the rear garden, providing additional living space filled with natural light.

The kitchen has been recently modernised and features a range of wall-mounted and floor-standing units, ample work surfaces, integrated appliances, and a sink positioned beneath a window overlooking the garden. From the kitchen, there is access to a further room which can be used as bedroom three, a study, or a work-from-home office. This versatile space has a door leading out to the garden, and another providing access to a useful covered side access to the front of the property, and an additional door to a separate WC with wash hand basin. A loft room is accessed via ladder-style stairs from the kitchen.

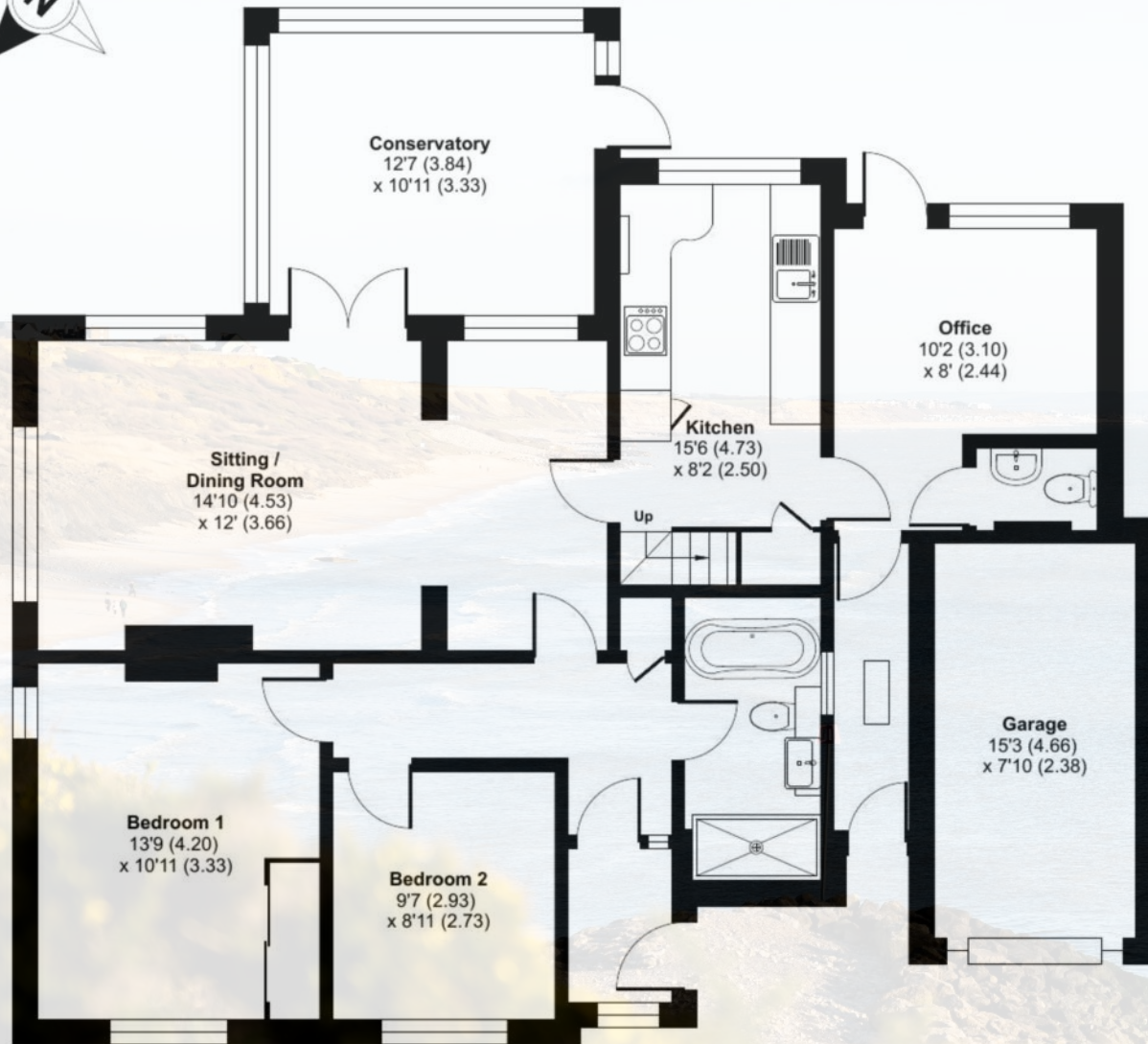
£539,950



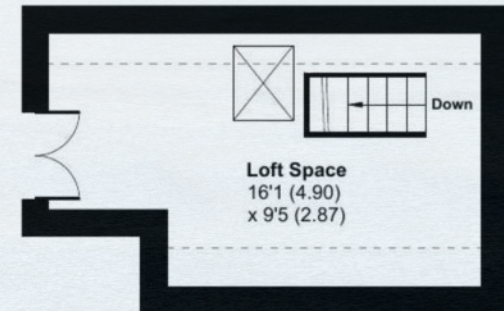
FLOOR PLAN



Approximate Area = 1235 sq ft / 114.7 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Garage = 119 sq ft / 11 sq m
Total = 1389 sq ft / 128.9 sq m
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

FIRST FLOOR



The Property Continued...

The space has been fully boarded and includes a Velux-style window, making it suitable for a variety of uses such as an occasional bedroom or hobby room.

Returning to the hallway, the principal bedroom is a well-proportioned double with a window overlooking the front aspect. Bedroom two is also a good-sized double, again positioned at the front of the property. Completing the accommodation is a modern family bathroom, fitted with a bath, separate walk-in shower, WC, and wash hand basin.

Grounds & Gardens

The property sits on a particularly generous plot, with the front offering a sweeping in-and-out tarmac driveway providing off-road parking for multiple vehicles, as well as access to the single garage. To the side and behind double gates, there is a further area ideal for additional parking, a carport, or storage for a caravan or boat.

The rear garden is mature and well-established, mainly laid to lawn with planted borders, and fully enclosed by fencing, providing a private and secure outdoor space.



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.



Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: D Current: 63 Potential: 78

All mains services connected

Heating: Gas central heating

Flood Risk: Very low

Cable broadband

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.





The Situation

Highcliffe on Sea (or simply Highcliffe) sits on a high cliff 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.

Points of Interest

Highcliffe Town Centre	1.0 Miles
Highcliffe Beach	1.5 Miles
Mudford Quay	2.3 Miles
Highcliffe School	1.5 Miles
Hinton Admiral Train Station	1.0 Miles
Bournemouth Airport	7.3 Miles
Bournemouth Centre	9.8 Miles
London	2 hours by train



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

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