



5 Glenavon Road

Highcliffe, Christchurch, BH23 5PN

SPENCERS
COASTAL





A spacious four-bedroom detached bungalow offering single-storey living, two bathrooms, generous parking and an impressive west-facing rear garden

The Property

Entering through the covered front porch, you arrive in a useful lobby area - perfect for coats and shoes - before continuing through an inner door into the large, central entrance hallway.

This welcoming space provides access to the former garage, which has been partially converted to create a practical utility and drying room. This room includes floor-standing cupboards, worktops, a separate sink, the wall-mounted boiler, and a WC with wash basin. It is an excellent area for laundry, additional storage, or keeping outdoor gear.

A further door off the entrance hallway leads into a versatile fourth bedroom or study, complete with a small rear-facing window and skylight. Continuing through another inner door, you enter the main hallway which serves the living and bedroom accommodation.

Following the central hallway round to the right, a door opens into the impressive lounge - a generous rectangular room which overlooks the garden. This bright space enjoys west-facing views through a large window and glass patio doors leading to the rear decking. The room features both a fully installed log burner with flue and a separate electric fireplace.

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Situated in a quiet and highly sought-after Highcliffe location, this home provides flexible accommodation ideal for families, downsizers or those seeking additional hobby or work space

The Property Continued ...

Double doors lead through to the kitchen/dining area, a versatile space suitable for both everyday living and entertaining. The kitchen sits at one end, fitted with wall and base units, wraparound worktops, a range-style cooker with extractor, sink, and appliance spaces. A side door provides convenient access to the garden.

Adjacent to the kitchen is a stunning vaulted-ceiling living/dining area with floor-to-ceiling windows and bi-fold doors opening directly onto the west-facing decking, flooding the space with natural light from both the glazing and a roof window.

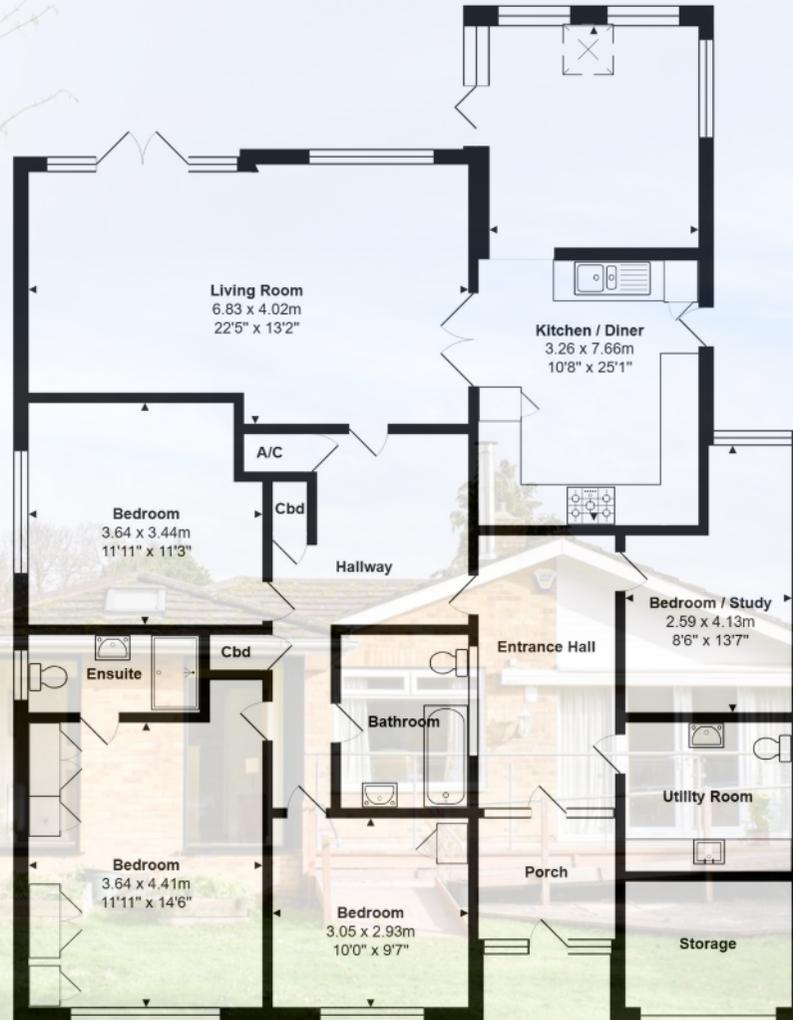
Back off the inner hallway, the remaining accommodation includes a spacious principal bedroom with fitted wardrobes, a window overlooking the front garden, and its own ensuite shower room.

Bedroom two is another generous double with a side aspect, while bedroom three is also a comfortable double with a front aspect.

The well-proportioned family bathroom, positioned centrally within the home, offers a bath with shower over, WC and wash basin.

The hallway also provides handy storage cupboards for coats, cleaning equipment, and the hot water tank, along with access to the loft.





Total Area: 153.0 m² ... 1646 ft²

All measurements are approximate and for display purposes only

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.





Outside

To the front, the property offers a block-paved driveway with ample parking for several vehicles, alongside an area laid to lawn. The original garage door remains in place, providing valuable storage space for bikes and outdoor equipment, though part of the garage has been converted internally. Side access on the right leads through a gate to the rear garden.

The west-facing rear garden features a high quality, non slip composite raised decking area with a gentle slope leading down to the main lawn. Attractive shrub borders and established fencing create a private, well-kept outdoor space. To the right-hand side of the garden, there is a useful garden studio/summer house-ideal as a hobby room, office, or relaxation space.

Additional Information

Energy Performance Rating: C Current: 74 Potential: 82

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: Cable broadband

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

Tree Preservation Order (TPO): Yes - two trees towards rear boundary

Accessibility/Adaptions: 'Naua' composite decking veranda with ramp to garden installed by Lymington Ramps Ltd





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.

Points Of Interest

Hinton Admiral Train Station	0.5 miles
Highcliffe School	0.8 miles
Highcliffe Town Centre	1.0 miles
Steamer Point Nature Reserve	1.0 miles
Highcliffe Castle	1.0 miles
Highcliffe Beach	1.3 miles
Avon Beach	1.8 miles
Christchurch Harbour Hotel & Spa	2.6 miles
Mudford Quay	2.8 miles
Bournemouth Airport	7.3 miles
Bournemouth Centre	9.0 miles
London	2 hours by train





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

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