



81 Smugglers Lane North, *Highcliffe, BH23 4NH*

SPENCERS
COASTAL





This well-appointed four-bedroom, two-bathroom detached chalet is ideally located in a tranquil residential area, embraced by beautifully landscaped gardens.

The Property

Welcoming entrance hallway granting access to all the ground floor accommodation including a convenient WC.

The hallway opens up to double casement doors that reveal a spacious living room, benefiting from a double aspect and featuring a log burner as its centrepiece.

A well-appointed kitchen breakfast room enjoying a pleasant aspect over the rear gardens, comprising a selection of wall, floor and drawer units with black granite effect worksurfaces and provides ample space for white goods.

The ground floor encompasses two double bedrooms, both thoughtfully designed with built-in wardrobes to maximize storage space.

These bedrooms are serviced by a contemporary three-piece family bathroom, complete with a bath with separate shower attachment. The bathroom is tastefully finished with stylish floor and wall tiles.

£729,950





Its prime position ensures convenient access to local amenities and the stunning Highcliffe Beach.

The Property Continued

Ascending from the entrance hallway, the stairs lead to the first-floor landing, which grants access to two additional bedrooms and a bathroom.

The master bedroom on this level enjoys a bright and airy front-to-back aspect, further offering a convenient eaves storage access.

The fourth bedroom is of good size and is currently being utilized as a dressing room,

Completing the first floor is a modern three-piece shower room, comprising a large walk-in shower cubicle and fitted WC and handwash basin units, complete with modern wall tiling.

Outside

Approaching the property, you are greeted by a sweeping in-and-out block paviour driveway, which not only offers access to the integral single garage but also provides ample off-road parking for multiple vehicles.

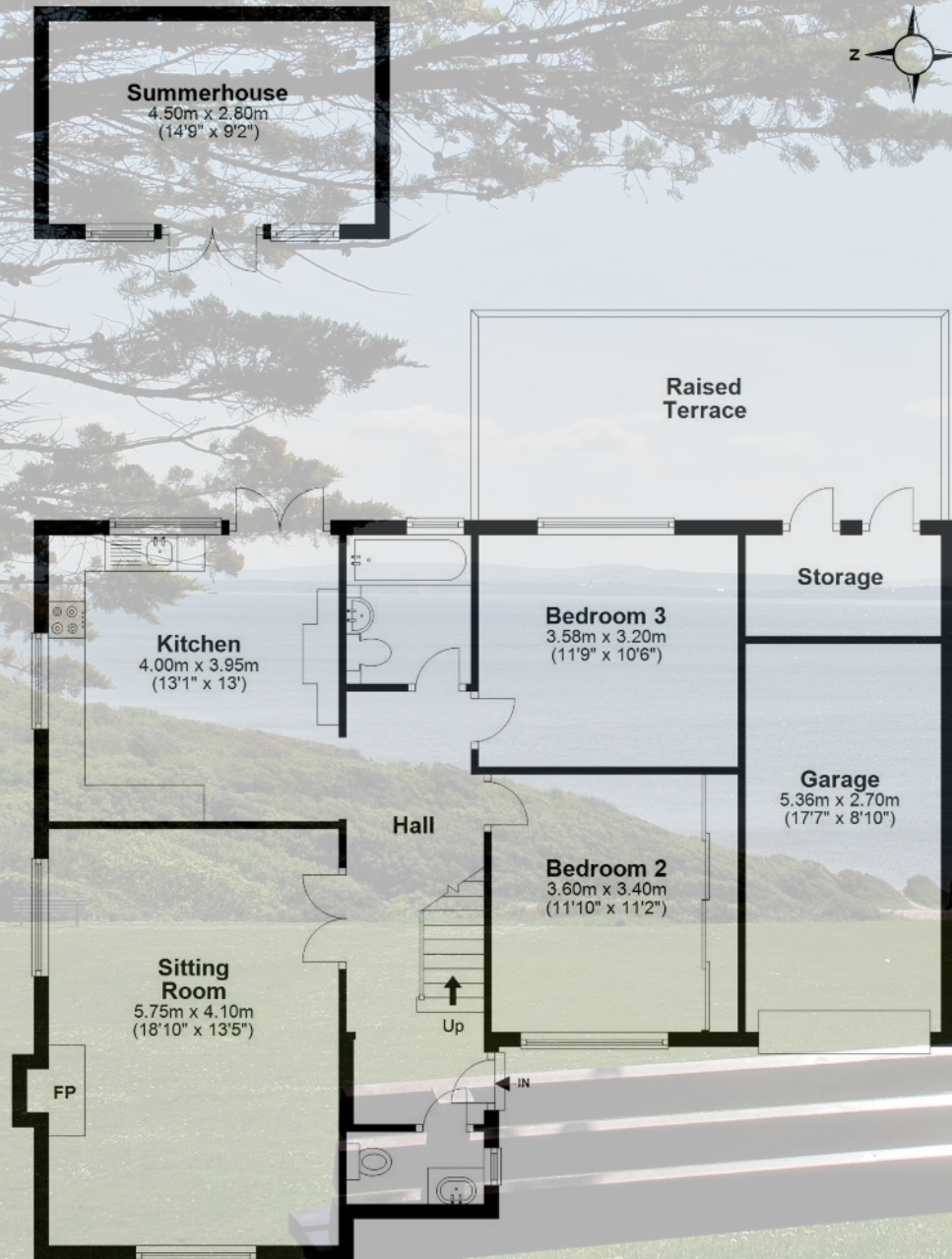
The rear gardens of the property serve as a standout feature, boasting a generous expanse of well-maintained lawn surrounded by mature trees and shrubbery. This thoughtful landscaping ensures a high level of privacy and are enhanced by a splendid summer house and a surrounding patio area, adding an elegant touch to the outdoor space.

Moreover, the garden extends beyond, offering abundant room for various additional features such as a practical metal storage shed, a charming garden shed, and even a delightful children's play area.

Adjacent to the rear of the property, a large, raised decking area provides a pleasant outdoor space and offers access to an outdoor storage area, catering to your practical needs.

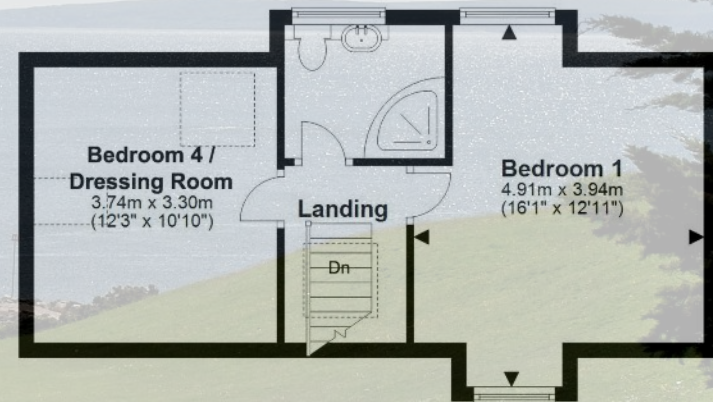
FLOOR PLAN

Ground Floor



Approx Gross Internal Areas
House (incl garage/storage): 138.4 sqm / 1489.7 sqft
Outbuilding: 12.6 sqm / 135.6 sqft
Total Approx Gross Area:
151.0 sqm / 1625.3 sqft

First Floor





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: C Current: 69 Potential: 80

All mains services connected

Points Of Interest

Highcliffe Town Centre	1.2 miles
Highcliffe Beach	1.0 miles
Avon Beach	1.9 miles
Steamer point Nature Reserve	1.0 miles
The Oaks Restaurant	0.9 miles
Noisy Lobster restaurant	2.1 miles
Christchurch Harbour Hotel & Spa	2.3 miles
Mudford Quay	2.4 miles
Highcliffe School	0.5 miles
Hinton Admiral train station	0.8 miles
Bournemouth Airport	7.0 miles
Bournemouth Centre	10.3 miles
London 2 hour by train	

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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