



30 Pine Crescent, Highcliffe on Sea, BH23 4LH

£568,000

Mitchells
1963 — TODAY



Pine Crescent, Highcliffe on Sea

A substantial and characterful semi detached house of some 1500sqft offering ANNEXE/INCOME/AIR B&B potential that stands on a large level plot with a wonderful garden in a non-estate position right by the Grade I Listed Highcliffe Castle and just a short stroll to the village and the beach. This lovely property has been comprehensively refurbished and skilfully extended and would suit a large family or someone looking for a home and income as one of its main advantages are the two beautifully refurbished and self-contained bedroom suites. Internal viewing strongly recommended.

- FIVE BEDROOMS • THREE BATH/SHOWER ROOMS (TWO EN-SUITE) • KITCHEN/BREAKFAST ROOM • DINING ROOM • SITTING ROOM • FAMILY ROOM • GARAGE • GARDENS • OFF-ROAD PARKING •



The Property

- Sizeable and characterful semi detached house of approx 1500sqft
- Excellent condition with modern fittings throughout
- Five bedrooms in total
- Three bathrooms in total
- Large well fitted kitchen/breakfast room
- Formal dining room
- Spacious sitting room with open fire and adjacent family room
- Gas fired central heating and upvc double glazed replacement windows
- Integral garage with light and power
- Large level mature garden with rear access enabling storage for a boat/small caravan storage if required, recently added 12 x 10 workshop/garden room with light and power
- Off-road parking to the front
- Annexe potential/B&B potential (the owners have successfully let out the two individual dependant bedrooms)
- Great non-estate location, just across the road from Highcliffe Castle and Highcliffe Castle Golf Course through which there are picturesque walks to the beach
- Just around the corner from the nature reserve Nea Meadows and a short stroll to the village
- Highcliffe Schools catchment area
- Approx one mile to Hinton Admiral railway station
- Council Tax Band 'D' £2287.80
- EPC Rating 'C'

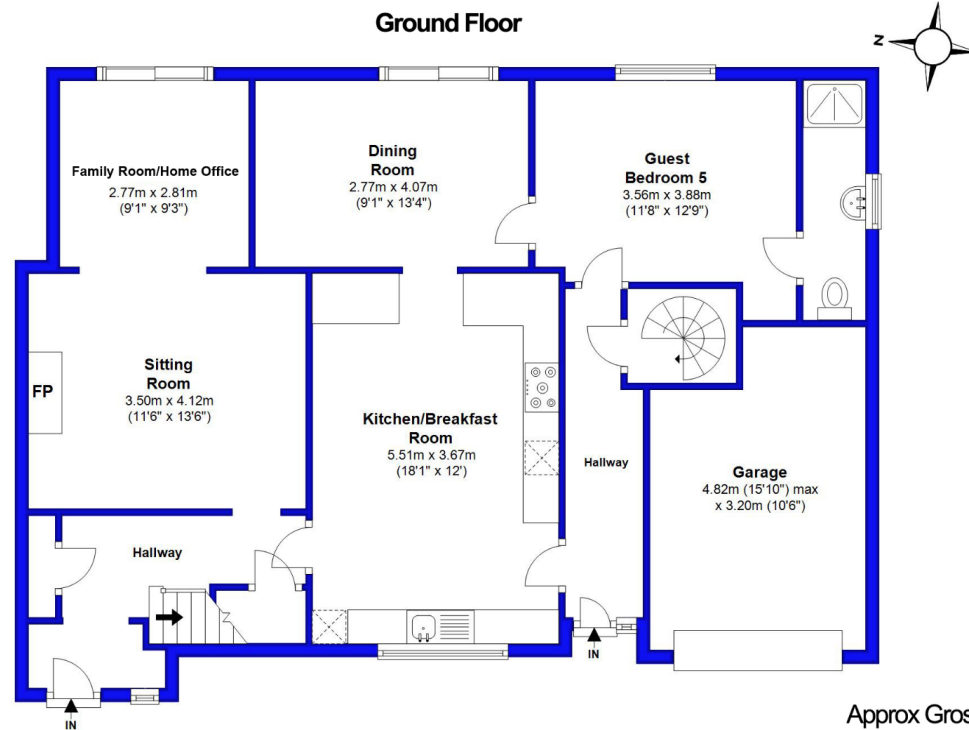




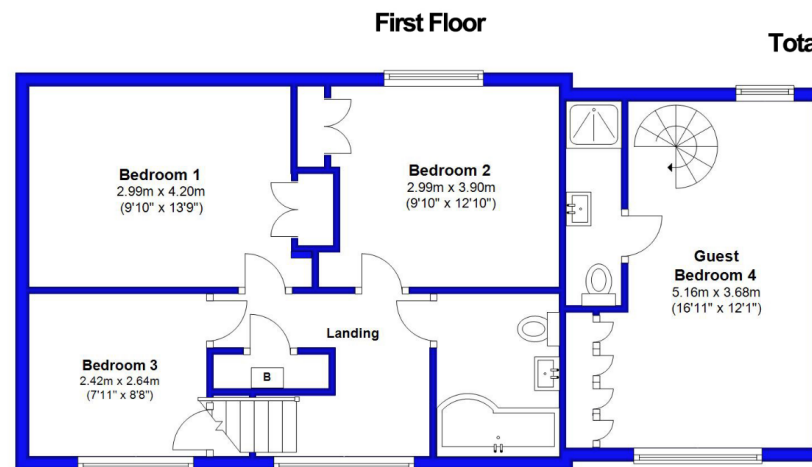
Location

Highcliffe is a small village in the borough of Christchurch, Dorset. The village lies on a picturesque stretch of Solent coastline with views over Christchurch Bay to the Isle of Wight. Fuelled by its enviable location, coastal walks, main line railway links to London (in under two hours) excellent schools and the popularity of the Chewton Glen Hotel, the Highcliffe Golf Course and the Nature Reserve at Steamer Point, Highcliffe is a popular area for those relocating to the coast.





Approx Gross Internal Area: 132.8 sqm / 1429.4 sqft
Garage: 14.5 sqm / 156.1 sqft



Total Approx Gross Area: 147.3 sqm / 1585.5 sqft





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