



5 Balfour Close, Highcliffe on Sea, BH23 4PN

£789,950 Freehold

**Mitchells**  
1963 — TODAY



# *Balfour Close, Highcliffe on Sea*

A superb detached bungalow of about 1485sqft, comprehensively refurbished to a brilliant standard and extended to the rear now featuring a terrific open plan kitchen/living room. Tucked away in a quiet location but just across the road from the shops and post office at Saulflands, the bungalow is in 'mint' condition with high end fittings and an immaculate internal décor. This lovely home has been modernised from 'top to toe' and is in true show home condition. The living space is excellent with a fabulous large lounge and all three bedrooms are comfortable doubles. The garden has been carefully landscaped to minimise ongoing maintenance and enjoys an orientation that captures the afternoon and early evening sun.

- THREE BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/DINING ROOM • UTILITY ROOM •
- STUDY AREA • LARGE HALLWAY • GARAGE • GARDEN • OFF-ROAD PARKING •



## The Property

- Quality detached bungalow in a convenient location featuring spacious room sizes
- Large master bedroom with luxury en-suite, designer sanitary ware and tiling
- Two further double bedrooms with full family bathroom
- Quality fitted shaker style kitchen with integrated appliances and granite worktops, Karndean flooring and large doors to the garden
- Gorgeous, Karndean herringbone flooring throughout the entrance hallway
- Garage , utility room and off road parking
- Really spacious lounge with fireplace and large picture window to the front
- A very smart bungalow, close to shops, right by the bus stop and a walk down the hill to Friars Cliff Beach
- Council Tax 'E' £2796.19
- EPC 'C'



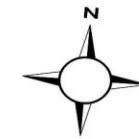


## Location

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.

## FLOOR PLAN

### Ground Floor



#### Approx Gross Internal Areas

House: 138 sqm / 1485.8 sqft  
Garage: 17.6 sqm / 189.2 sqft

**Total Approx Gross Area:**  
**155.6 sqm / 1675 sqft**

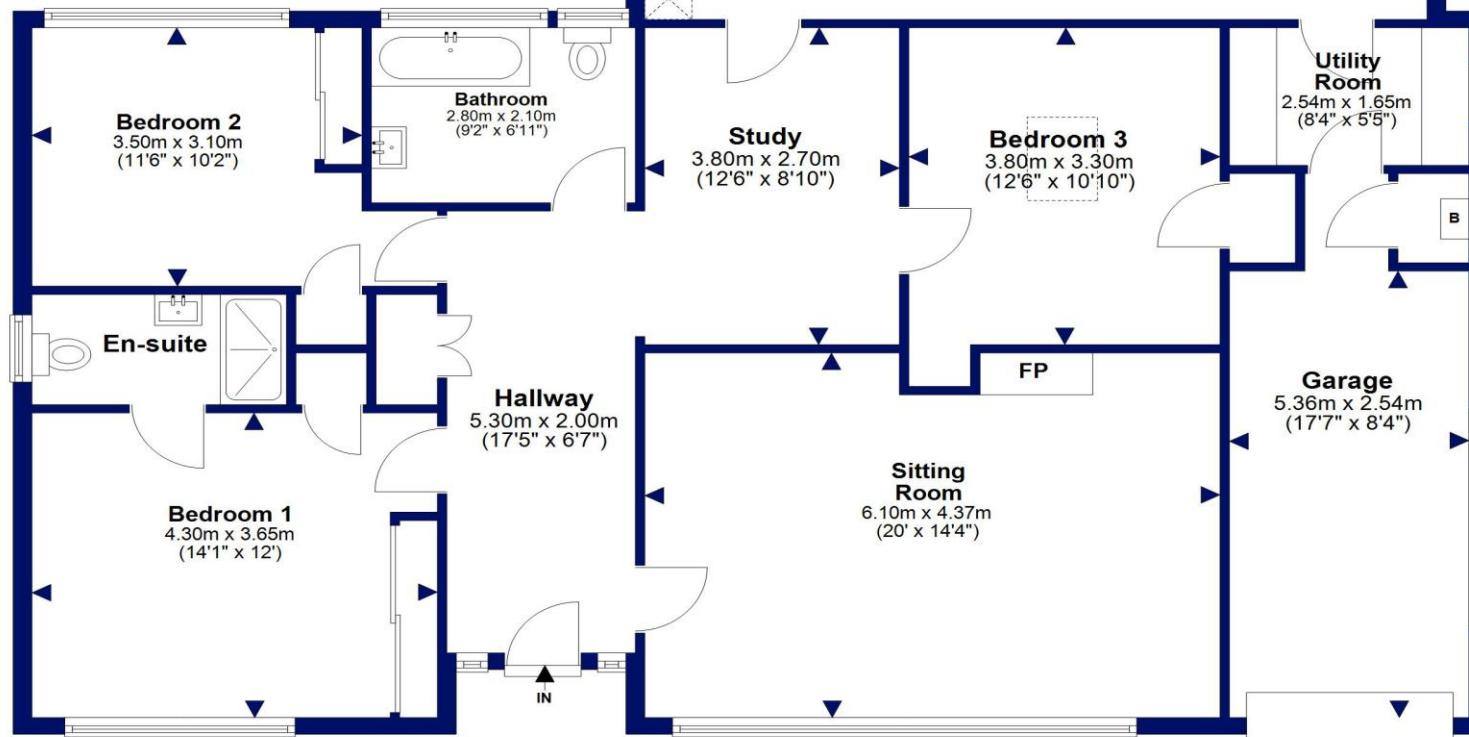


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.





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