



*42 Rothesay Drive, Highcliffe on Sea, BH23 4LD*

*£995,000*

**Mitchells**  
1963 — TODAY



## *Rothestay Drive, Highcliffe on Sea*

Situated in Rothestay Drive with views of Highcliffe Castle and backing onto the golf course is this lovely, 'cottage style' chalet of about 1900sq ft. Immaculate inside and with fabulous ground floor living space, this super home is enviably situated and offered for sale with no forward chain. The access to the beach is via Highcliffe Castle grounds which also gives access to Steamer Point Nature Reserve and Friars Cliff Beach. The position in the road is excellent with the garden being a particular feature, beautifully landscaped and leading down to the golf course. The accommodation is very flexible with up to five bedrooms if required with a vaulted ground floor bedroom and adjacent wet room. The kitchen/living space is very nice with a quality kitchen and a stylish, vaulted dining/family room that looks down the garden. The current owners have carefully modernised the property whilst being sympathetic to the original character features.

- FIVE BEDROOMS • THREE BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • LOUNGE • DINING ROOM • STUDY/BEDROOM FIVE • GARAGE • GARDENS • OFF-ROAD PARKING •



## The Property

- Attractive external elevations with an eye-brow dormer window to the front
- Three double first floor bedrooms with two bath/shower rooms (one-ensuite)
- Spacious sitting room with open fireplace
- Smart fitted kitchen with integrated appliances, quartz worktops and an open plan living area
- Gorgeous dining/garden room with vaulted ceiling, exposed beams and large windows looking down towards the golf course
- Ground floor bedroom with vaulted ceiling that could easily be an additional reception room
- Integral garage and utility room
- Wonderful mature garden with extensive terracing and all day sunshine
- Great location just moments from the beach and village centre
- Council Tax 'F' £3304.60
- EPC TBC

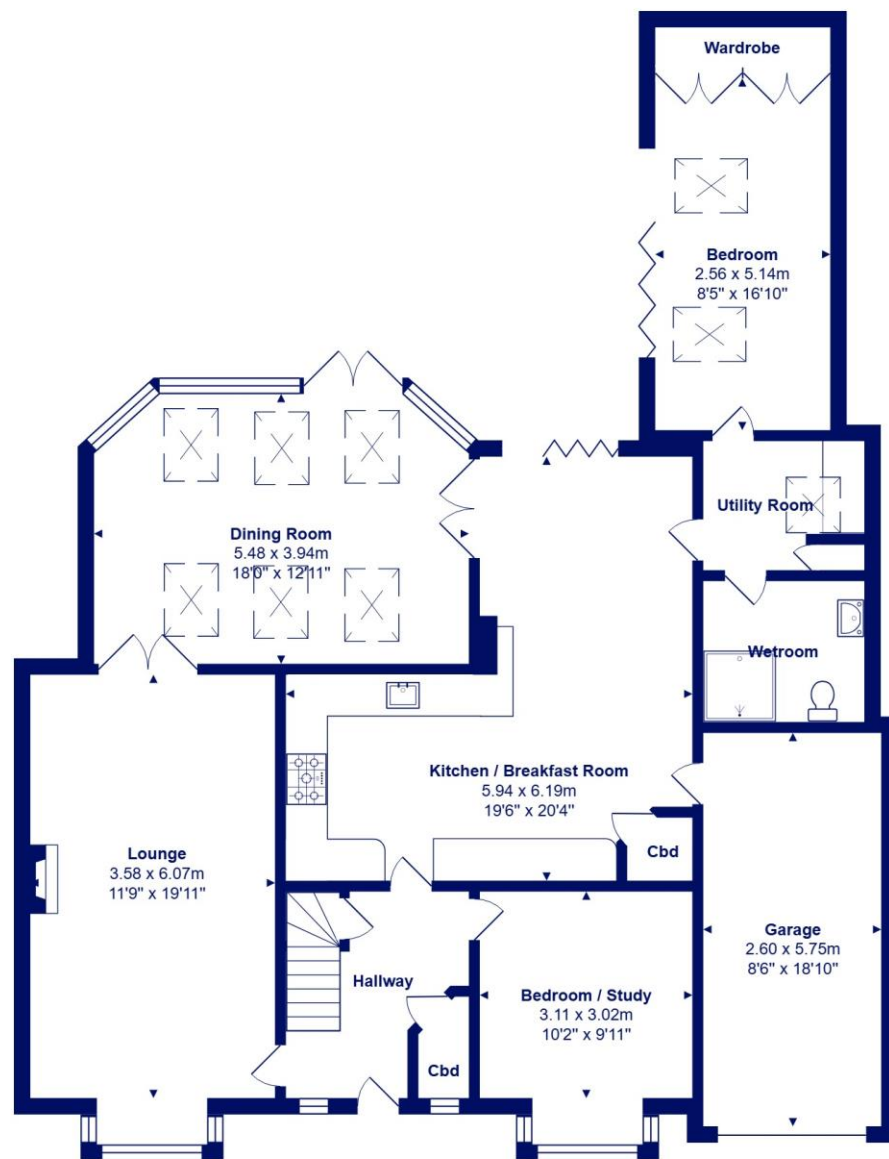




## Location

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.









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