



Ground Floor



Total Area: 128.9 m<sup>2</sup> ... 1387 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



1 Hoburne Gardens, Highcliffe on Sea, BH23 4PP

£499,950

**Mitchells**  
1963 — TODAY



An immaculate, detached house of some 1387 sqft, built by Hoburne and set in this lovely, quiet location within the Highcliffe Schools catchment area and just a short stroll from the local shops and Nea Meadows Nature Reserve. The house enjoys a generous plot to the front and rear, it also has generous sized, light and airy rooms throughout.

- Immaculate condition inside and out with spacious room sizes
- Three first floor bedrooms with some built in wardrobes
- Large family bathroom
- Spacious sitting/dining room with patio doors onto the garden
- Good size porch and ground floor wc
- Separate utility area and garage/Store
- Well-appointed kitchen with some integrated appliances
- Good decorative order with UPVC double glazed windows and gas fired central heating
- Quiet No through road
- Good size and private rear garden
- About one mile to the village centre with cliff top and beach a little further on
- Council Tax 'F' £3304.60
- EPC 'D'

