



*3 Hengistbury Heights, Naish Estate, BH25 7RA*

*£270,000*

**Mitchells**  
1963 — TODAY



*3 Hengistbury Heights  
Naish Estate  
New Milton  
Hampshire  
BH25 7RA*

A truly stunning three double bedroom luxury lodge which is extremely well positioned on the clifftop at Hoburne's flagship park, Naish Estate. The property offers panoramic views of the Solent from the needles across to Swanage with an extended decking and bifold doors. Other features include a fantastic open plan living arrangement with breakfast bar separating the kitchen, gas central heating and allocated parking. This lodge comes fully equipped for immediate occupation or for rental purposes and an internal viewing is highly recommended to appreciate the high quality and the view.

- Stunning Sea Views
- Open Plan Kitchen/Living/Dining Room
- Three Double Bedrooms
- Bedroom One With En Suite
- Allocated Parking
- Long License of Approximately 23 Years
- For Holiday Use Only



## The Property

Side door leading into open plan living area. The living area enjoys a triple aspect with twin bifold doors leading onto the extended decking with wood effect flooring and built in cupboard.

The kitchen area is separate from the living space with a breakfast bar between, UPVC double glazed window with beautiful westerly views and integrated appliances include double electric oven, four burner induction hob, dishwasher, fridge freezer, washer/dryer and a larder cupboard.

There are three double bedrooms all with built in wardrobes.

The family bathroom and en suite shower room are both of a similar high quality specification comprising a double width walk in shower cubicle, low flush WC, wash hand basin inset into vanity unit, heated ladder style towel rail, UPVC double glazed window and extractor fan.

The central heating can be controlled remotely via the Nest thermostatic Wi-Fi app.

There is fibre-to-property WiFi.

Available for immediate occupation.





## *Gardens & Grounds*

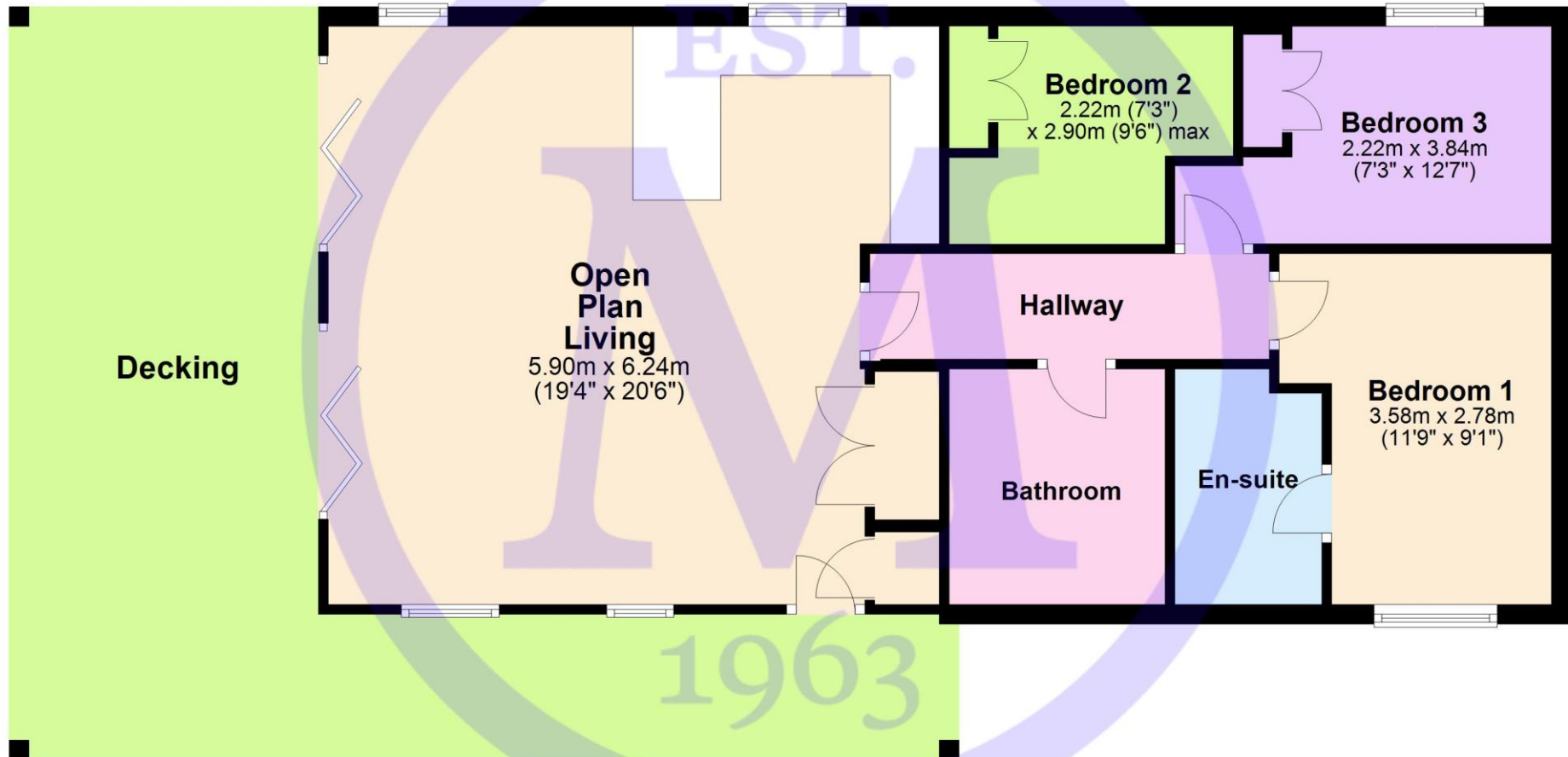
3 Hengistbury Heights occupies one of the finest plots on the park with outside storage, extended decking and three allocated parking spaces. There is a large area of greenery to the front and an unrivalled view across the Solent and towards Swanage.

## *Services*

- Mains electric, drainage and water
- License Length: 24 Years

## Ground Floor

Approx. 103.7 sq. metres (1115.8 sq. feet)



Total area: approx. 103.7 sq. metres (1115.8 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.

**3 Hengistbury Height, Naish Estate**

## Situation

The lodge is situated in this truly stunning clifftop location with uninterrupted views over Christchurch Bay with The Needles and the Isle of Wight being in the east and Mudeford Harbour to the west. There is also direct beach access and the clubhouse and facilities are all within easy walking distance.

## Directions

From Mitchells proceed along Old Milton Road, across at the roundabout continuing along Old Milton Road and upon reaching the T junction turn right onto Christchurch Road. After approximately one mile turn left into Naish Holiday Village, continue towards the clubhouse, bear right following the signs to Hengistbury Height, head towards to the clifftop and the park home will be found in front of you.





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