



54 East Cliff Way, Friars Cliff, BH23 4EY

£795,000

Mitchells
1963 — TODAY



East Cliff Way, Friars Cliff

A charming, older style chalet bungalow of about 1425sqft, quietly tucked away in this lovely, peaceful spot just moments from the award-winning beach at Friars Cliff and Steamer Point Nature Reserve. The property has been extremely well cared for and now offers great potential for improvement/extension (stpp) and enjoys a delightful rear garden and a pretty outlook to the front. The position here is quite special being just around the corner from the promenade and beach café. East Cliff Way is particularly quiet and is lined with individual houses on a treelined crescent. The bungalow was converted some years ago to give a double bedroom and bathroom on the first floor, whilst the ground floor is the original layout with the addition of a conservatory extension.

- **THREE BEDROOMS • TWO BATHROOMS (ONE GF) • KITCHEN • LOUNGE • DINING ROOM • CONSERVATORY • TANDEM GARAGE • GARDENS • OFF-ROAD PARKING •**



The Property

- Attractive detached home with delightful gardens to both the front and rear
- Off road parking to the front and gated driveway to the left-hand side leading to the detached garage
- Three bedroom and two bathrooms (one ground floor with separate shower cubicle)
- Two formal reception rooms with parquet flooring, the lounge featuring a deep bay window overlooking the garden
- Excellent potential for enlargement/further conversion/modernisation
- First class location in the exclusive pocket of Friars Cliff with safe bathing beaches, pretty woodland walks and the promenade leading to Mudeford Quay on your doorstep
- Gas fired central heating and UPVC double glazing, modern fitted kitchen
- Superb garden with garden chalet and colourful flower and shrub borders
- Council Tax 'E' £2658.58
- EPC 'D'

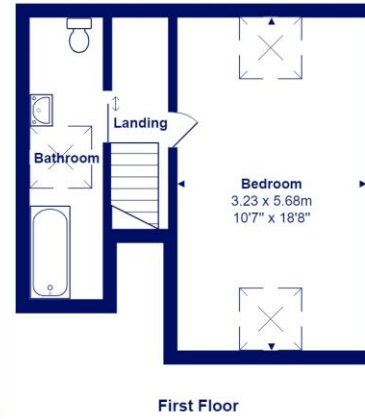
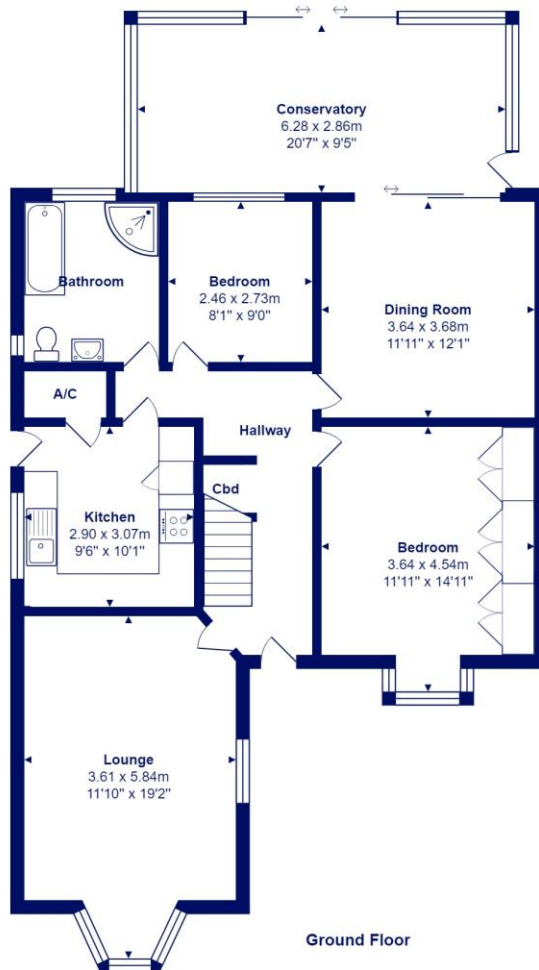
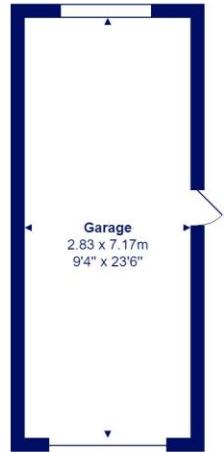




Location

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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