



Total Area: 113.2 m<sup>2</sup> ... 1219 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only



14 Trefoil Way, Highcliffe On Sea, BH23 4UG

£525,000

**Mitchells**  
 1963 — TODAY

A very spacious detached bungalow of about 1220sqft, traditionally built and forming part of the forever popular Hoburne Farm Estate. Situated in a very nice part of the development in this quiet close with a sunny rear garden, single garage and plenty of off-road parking.

The property is within walking distance of Sainsburys superstore, Stewarts Garden Centre and the sandy beach at Friars Cliff. No forward chain.

- Quality detached bungalow with very spacious room sizes
- Two large double bedrooms, both with fitted wardrobes
- Two fully tiled bath/shower rooms (one en-suite)
- Superb sitting/dining room with outlook over the rear garden
- A very smart sun room with access onto the garden
- Well fitted kitchen/breakfast room with room for table and chairs
- New carpets in the bedrooms & hallway
- Attached garage, plenty of parking and a sunny rear garden
- Excellent location close to Friars Cliff Beach, Sainsbury's, main bus routes and local shops
- Vacant possession
- Council Tax 'E' £2658.58
- EPC 'D'

